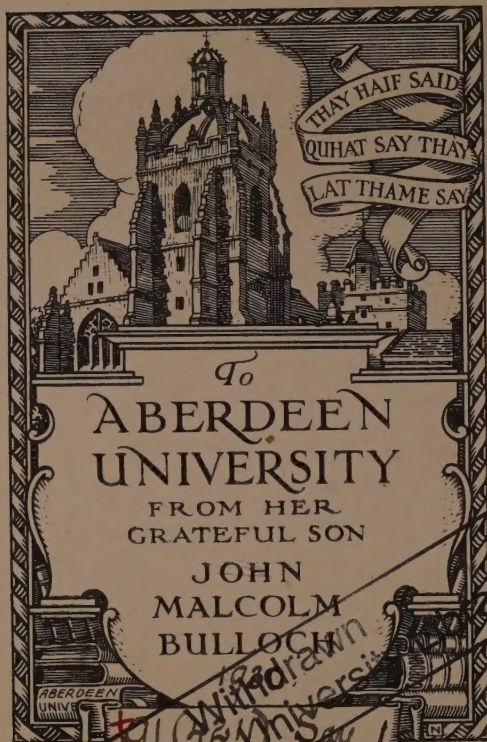


NOTES ON THE  
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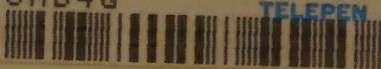


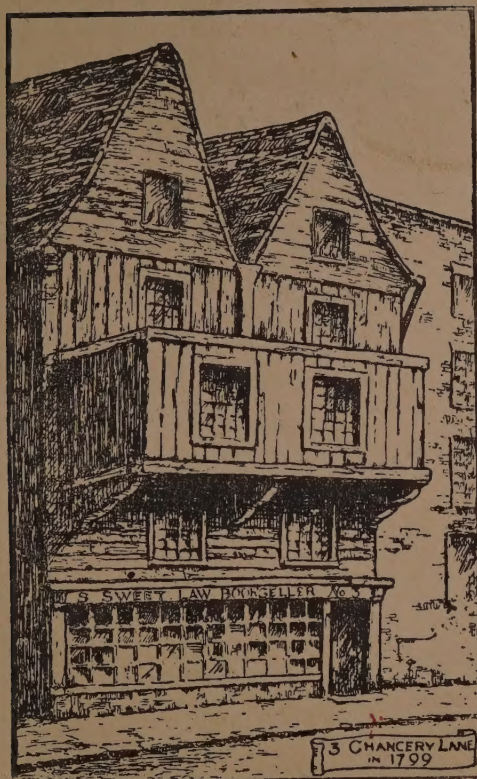




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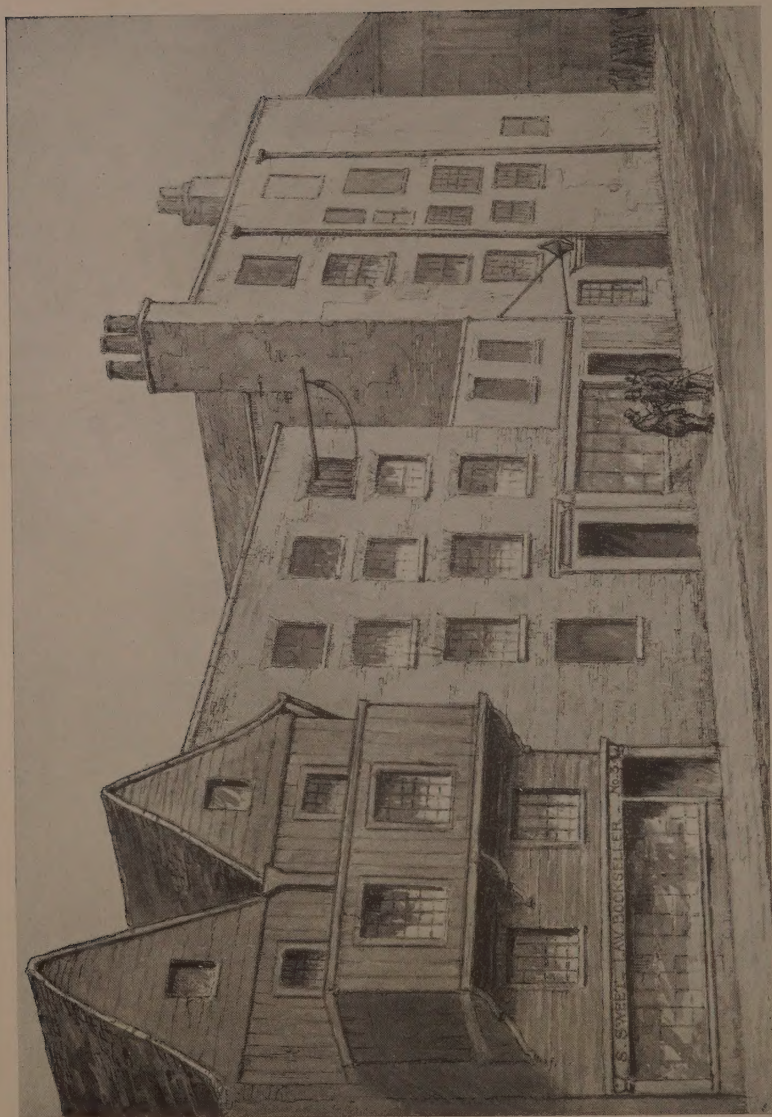


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CHANCERY LANE, SOUTH-EAST CORNER, IN THE 18TH CENTURY.



NOTES ON  
THE  
SOUTH-EAST CORNER  
OF  
CHANCERY LANE

1119 to 1929

BY  
R. T. D. SAYLE.

LONDON :  
SWEET & MAXWELL, LIMITED,  
*At the Sign of the Judge's Head,*  
2 & 3 CHANCERY LANE, W.C.2.

1929.

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*(Printed in England.)*



To  
John Stephen James  
and  
Mary Isabel Sayle  
Great=Great Grandchildren  
of  
Stephen Sweet.



## FOREWORD.

IT was originally intended that these notes should refer only to the site of No. 3, Chancery Lane, which has been occupied since the year 1800 by Stephen and Henry Sweet, Law Publishers, and from 1888 by their successors Sweet & Maxwell, Ltd. However, it was found that from the earliest times no lease had been granted for No. 3, Chancery Lane, except in conjunction with what are to-day known as Nos. 1 and 2, Chancery Lane, and Nos. 191 and 192, Fleet Street, forming as they do the extreme South-Eastern corner of the Lane. Consequently the scope of these notes has had to be enlarged in order to deal with the site as a whole. They do not in any way pretend to be an exhaustive history of the site—adjoining as it does Clifford's Inn on the East, and in its early days leased with the ground formerly occupied by Serjeants Inn on the North—but only to give, so far as one has been able to trace, without extensive research, the names of the occupants and such biographical notices regarding them as it has been possible to ascertain.

For the reader who is interested and in need of further information on the early history of the immediate surrounding properties, a very full and detailed account is available in

Mr. E. Williams' monumental work "Early Holborn and the Legal Quarter of London" (1927). My thanks are due to Mr. Williams for kindly supplying me with notes on the history of the site up to the beginning of the fifteenth century.

My acknowledgments and thanks are also due to Dr. Kenneth Rogers, M.D. (Lond.), O.B.E., for much interesting information regarding the occupants of the King's Head Tavern and the tokens issued by them, part of which will be found in his book, "The Mermaid and Mitre Taverns in Old London" (1928), and to Mr. J. L. Douthwaite, Librarian of the Guildhall Library, London, E.C., for the assistance he has given me in searching its records.

Reproductions of the King's Head Tavern tokens and stamp and of Robert Pawlet's token are made by kind permission of the Library Committee of the Corporation of London. The token of Humphrey Taft is reproduced by kind permission of Messrs. A. H. Baldwin & Sons, Ltd., from a specimen in their possession.

R. T. D. S.

3, CHANCERY LANE,  
LONDON, W.C.2.

## LIST OF ILLUSTRATIONS.

CHANCERY LANE, SOUTH-EAST CORNER, IN THE 18TH CENTURY		<i>Frontispiece</i>
ROYAL INSPEXIMUS OF ROBERT DE MUSKHAM'S LEASE, 1378	...	4
CHANCERY LANE CORNER TOKENS AND STAMP	... ..	10
TITLE PAGE OF "THE WISE-WOMAN OF HOGSDON," 1638	...	14
ROCQUE'S PLAN OF LONDON, 1740	... ..	18
CHANCERY LANE, SOUTH-WEST CORNER, IN THE 18TH CENTURY	...	22
TITLE PAGE OF STEPHEN SWEET'S FIRST PUBLICATION, 1800	...	26
NOS. 191 & 192, FLEET STREET AND NOS. 1, 2 & 3, CHANCERY LANE IN 1854	... ..	30
THE LONDON RESTAURANT, 1870	... ..	32







## THE SOUTH-EAST CORNER OF CHANCERY LANE.

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“Long Chancery Lane retentive rolls the sound.”—Pope, *Dunciad*, Bk. ii.

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### OF THE KNIGHTS TEMPLARS.

IN the year 1119, the Order of the Knights Templars was 1119.  
founded in Europe, and in 1128 an Anglican Province was  
established in London on ground granted to them by King  
Henry I, situated between what is now known as Holborn Bars  
and Chancery Lane.

By 1162 the wealth of the Order had so increased that they  
were enabled to acquire larger premises in Fleet Street on the  
banks of the Thames, from Robert de Beaumont, Earl of  
Leicester and Hereditary Steward of the Kingdom, who was also  
a Crusader, disposing of their Holborn property a year later to  
Robert de Chesney, Bishop of Lincoln.

In the same year (1162) the Knights of the Temple 1162.  
constructed a thoroughfare through their property from Holborn  
to Fleet Street. They owned all the land on the east side of this  
street, which was known as “the New Street of the Templars.”  
On the west side they owned only the land from Stone Buildings  
to Fleet Street. The site of Stone Buildings was owned by the  
Knights of St. John of Jerusalem.

All the land owned by the Templars in the New Street was *held by them of the Abbot of Westminster* by fealty ; none was held in chief.

### OF TENEMENTS HELD OF THE FEE OF WESTMINSTER.

1185. In the year 1185 a survey of Templars' Lands was made (App. I). It shows that they held eighteen properties in their New Street. Sixteen of these were tofts—that is, enclosed fields—as opposed to a messuage which included a building. Of the other two, one was their Old Temple at the Holborn end of the street, which for 100 marks paid down they leased to the Bishop of Lincoln for 7s. yearly rent (App. II). The other was at the Fleet Street end, a messuage (not a toft) leased to “ Robert ” for 4s. a year and situated at the back of St. Dunstan's Church (App. I), which became Clifford's Inn. But one of the tofts was leased to “ Reginald the Chamberlain ” at the same rent of 4s. (App. I). It can be identified by subsequent history as the property situate at the corner of Chancery Lane and Fleet Street afterwards held by the Bishops of Ely.

### OF THE BISHOPS OF ELY.

1232. In the year 1232 Hugh de Northwold, Bishop of Ely, bought from Richard de Lacy and William Blund the property lying between the New Street and the land (afterwards Clifford's Inn) owned by Ralph de Neketon, physician to the young king, Henry III (App. III). On May 3, 1232, Ralph de Neketon and the Bishop made an agreement (App. IV) concerning a new wall, seventy-two feet in length, which in part separated their several properties ; all the land in length and breadth which the Bishop had from the north half of the wall towards the land



of the physician on the east was to be released by the Bishop to his neighbour in exchange for that which the latter had on his side from the south half of the wall towards the land of the Bishop, each of them being permitted to build on his own half of the wall. Such persons who are to-day concerned with this boundary should be interested to know that it has been in existence for practically 800 years.

It is an extraordinary fact that the old boundaries of property in the suburbs of London persisted right into the eighteenth century, and that is why Mr. Williams adopted the map of 1755 to illustrate his book "Early Holborn and the Legal Quarter of London."

In 1291 William de Kyrkeby, another Bishop of Ely, 1291.  
founded for the use of the Bishopric a more commodious Inn, known as Ely Palace, Holborn, and it was natural that he should lease the premises in the New Street, then becoming known as the Chancellor's Lane. But only part of it was leased to the lawyers—the northern part (Clifford's Inn); the rest was let otherwise: this, too, was subdivided, the east part being leased to the Abbot of Garendon and known as "the Sign of the Peacock" (*signum Pavonis*), the west to successive occupiers, where was an Inn known as "*le Kynges Head*," with three tenements attached on its west; both properties fronted Fleet Street.

The condition of Chancellor's Lane as a thoroughfare, one hundred years after it had been constructed, was evidently too bad even for the traffic of that day, and for safety's sake it was necessary to bar it up. Strype (Book iv) tells us:—"This Chancellors Lane in Edward I's time [1272 to 1307] was so foul and miry, that John Briton, Custos of London, had it barred up, to hinder any harm that might happen in passing that way; and

the Bishop of Chichester, whose house was there, kept up the bar for many years. But after divers years, upon an inquisition made of the annoyances of London, the inquest presented that John Bishop of Chichester, ten years past, stopt up a certain Lane, called Chancellors Lane, ' Levando ibid, duas stapulas cum una barra,' *i.e.*, by setting up there two staples with one bar across the said lane, whereby men with carts and other carriages could not pass. The Bishop said that John Briton, while he was custos of London, for that the said lane was so dirty that no man could pass, set up the said staples and bar ' ad viam illam defuntand,' and he granted that what was annoyance should be taken away. And so the Sherrieff was commanded to do it."

1378.

The first known lease by the Bishops of Ely of any part of their property in Chancellor's Lane (Chancellor's Lane) was granted in the year 1378 to Sir Robert Muskham, a Master in Chancery, for a term of sixty years, at a rent of £1 6s. 8d. yearly (App. V), and in the *Ely Cathedral Documents* (D. 5 (7)) *Bailiffs' Roll*, Mich. 2 to Mich. 3, Richard II, *Account of Adam Vynor*, the following entry appears:—"Rent of assize of a tenement at the corner of Chauncelerslane, leased to Dom Robert Muskham . . . 26s. 8d." From this it is evident, so far as the Bishops of Ely were concerned, that the whole property at this period was known as being at the corner of Chauncelerslane, and that the leases granted were for the Serjeants Inn site as well as for the King's Head. Some time also, prior to 1378, at least two tenements must have been erected on the site, for the lease granted to Muskham is for a messuage in the occupation of John Brewere, whilst the other was known as "Le Cage," for which a rental of 16s. was paid. The lease of Sir Robert Muskham was vacated by surrender, as by his will he released it to the Bishop of Ely and his successors.







videtur rescriptum fuerunt & eo qd Johes de Wynton clericus  
clericus Opus & homo decessit Robertus de Hellingham  
clericus & filius dicitur executor testis omnes Robertus de  
amotham Wynton reddidimus qd Opus dicitur testis omnes  
que fuerunt in rebus nris & de reddidimus & quodlibet  
inducimus. Pater Opus & dicitur sine omni iure & dicitur  
que hinc inde. Per hunc pater in rebus. Pater pater  
legitimus eius & pater Robertus de amotham pater. Pater  
ideo ipso hunc cancellavit & dicitur.

ROBERT DE MUSKHAM'S LEASE, 1378

Endorsement regarding cancellation





His successor, Sir John Scarle, received a new lease about 1390. of the year 1390, at a rent of £6 13s. 4d. ; he became Master of the Rolls in 1394 and Chancellor in 1399 : but during that period, though he may not have occupied it, the Inn was known as Scarle's Inn. After the death of Sir John Scarle, the large Inn became known as Farringdon's, it having been leased to Sir Robert de Faryngdon, Master in Chancery. To the south facing Fleet Street was a tavern known as the King's Head, "*hospicium cum taberna in Fletestrete vocat Kyngeshed*," leased with three shops on its west at £4 13s. 5d. a year ; therefore it was not the corner house : and on its east was another tavern known as "The Sign of the Peacock," (*signum Pavonis*), rented at £1 6s. 8d., but shortly afterwards charged only 16s. yearly, it having been granted to a religious house, that is, to the Abbot of Garendon.

In 1402 and 1403 the King's Head was evidently in need of structural repairs, as from the Bailiffs' Roll for these years—*Ely Cathedral Documents*, D. 5 (7), 4 & 5 Hen. 4, *Account of John Cartere*—we read the following :—

"*Item* for one carpenter hired to make 'ponchons' of two walls and to amend other defaults in the works of timber in the house of the tavern in Fletestrete for three days, hired by the day, 6d.=18d. ; and for one painter with his mate (*serviens*) hired for painting the said walls and emending the defects of his trade within the same Tavern for two days, hired by the day for himself and his mate 12d.=2s. ; in 200 lathes bought for the same, 13d. ; in 1,000 spring . . . bought for the same, 10d. ; and in new bucket bought for the well (*fonte*) of the same, 8d. ; and in binding the same with iron of the lord, nil."

It is interesting to note that in the fifteenth century, and probably at an even earlier date, skilled workmen found it

necessary to employ a mate (*serviens*) to assist them in their labours.

The *Bailiffs' Accounts* (D. 5 (7) ) for the year 1406 to 1407 merely state the rents received for tenements in " Flete strete and Chauncellereslane " as being £19 9s. 4d. by the year, with no details. Further repairs were again needed during the year 1411 to 1412, the items being :—

For 50 Roof tylls bought for the Inne and for the Great House and other tenements there ... ..	3s.
And for 14 sacks of lyme bought for the same ... ..	2s.
And for 2 cartloads of sand ... ..	6d.
And for one tyler with his mate hired for 7 days to repair the Inne and House and other tenements by the day... ..	11d.

1415. The King's Head for the first half of the year 1415 was let to William Farman, sadler, for £6 a year. The three shops on the west were, however, let separately to Richard Lyndeseye, skinner, at £2 16s. a year. A note says it used to be let at £8 a year, but Mathew Paul, whose name appears in the same account as following William Farman in the last half of the year—*i.e.*, 1416—only paid £5 6s. 8d. (App. VI). William Farman apparently died in 1417, for the *uxori commoranti apud le Kynggeshede* was in that year pardoned 15s. 4d., part of her farm there. The Inn on the east was now in the hands of the Abbot of Garendon, but was still known as " The Sign of the Peacock." By the year 1424 Mathew Paul had acquired the lease of the three shops on the west of the King's Head, as well as that tenement, for a term of seven years, paying £7 6s. 8d. a year

(App. VII). The name of Mathew Paul appears in these accounts up to the year 1430—1431 as paying the same rent. It will be noted that from the year 1424 the three shops on the west are not mentioned in the accounts and were presumably merged with the King's Head.

In 1417 the rent payable to the Master of the Temple is again mentioned as in other years as a contra to the rents receivable by the Bishop, but in 1428 the name of William Langham is given as *custodi* of the New Temple. In 1468 a note states that the payment of the 4 shillings rent made to the collectors of the rents of the New Temple is from the tavern called "le Kyngeshed" payable at the feast of St. John the Baptist. This is obviously the same rent that "Reginald the Chamberlain" was paying in the year 1185 (App. I), now, perhaps, specifically to become due from one part of the Bishop's holding instead of from the whole (*Ministers' Accounts, Ely Series, No. 1137, Bdle. 10*). (See also *Ministers' Accounts, Henry VIII, 2402 to 2407*).

In 1434 the King's Head was let to a man named Brian for £8 a year (App. VIII), and the three shops on the west to Robert Harpour, John Skourer, and John Laborer at 8s. a year each; "the Sign of the Peacock" was still rented at 16s. a year. John Gryswold followed Brian at the King's Head on April 4, 1438, until 1447, also paying a rent of £8 (App. IX). 1434.

The Custodian's account for the year 1440 for repairs executed on the lords' property is of far greater length than usual, and would seem to indicate that considerable damage was done that year by a severe storm.

Following John Gryswold, the accounts give the name of Thomas Gryswold—possibly a son—as the tenant of the King's Head from 1447 to 1453 (App. X), and from 1469 to 1483 that

1447  
to  
1485.



of John Dodington (App. XI). For the years 1484 to 1485 the accounts were duly rendered by the Custodian, John Botiller, Serjeant-at-Law, but unfortunately no names are mentioned (App. XII). The rent for this period remained the same—at £8.

1487  
to  
1509.

By 1487 the rent for the property had been reduced from £8 to £6, as in that year John Grysseley was granted a lease by indenture of the King's Head with the tenements annexed for a term of ten years at the reduced rent (App. XIII), and from an indenture made November 14, 1496, between John Alcock, Bishop of Ely, and John Mordaunt and others for a lease of Serjeants Inn we learn that the tenements lying to the south of the Inn were "late in the tenure of — Danyngton and John Leman and the Deacon of St. Stephen's within the King's Palace of Westminster" (App. XIV). The accounts for the years 1506 to 1509 leave the name of the tenant blank.

One other thing may be here mentioned : from a very early date the Bishops of Ely had allowed as a free gift to the Priory of Kilburn the sum of ten shillings yearly, but no specific property is mentioned in the Bailiffs' Accounts as chargeable with this amount. At the dissolution, when a valuation of monastic possessions was made, it is stated that the value of a free rent received by the Priory of Kilburn from a tenement called "the Kynge's Head" in the parish of St. Dunstan and other small tenements attached thereto in tenure of the Bishop of Ely was ten shillings (*Rentals and Surveys Rolls*, 452). The King's Head by this time had apparently obtained for itself a certain amount of fame, as in the year 1500 it was one of the taverns visited by the Serjeant of the Chamber, Canterbury, during his visit to the Mayor of London on legal affairs (*St. Paul's Cathedral Archives, App. to 9th Report*).

1527.

In 1527 John Chester was holding the lease of the King's

Head with the tenements annexed, at the same rent of £6 a year, and from the same account it is evident that the old tenement known as "the Sign of the Peacock" had been demolished, a new house being erected in its place (App. XV). It is probable that John Chester held the lease previous to 1527, as in the same year on April 11 we find in the custody of the Ecclesiastical Commissioners of England the enrolled lease granted for a term of sixty years by Nicholas, Bishop of Ely, to Thomas Brook,\* citizen and Merchant Taylor of London, and his wife Alice (App. XVI). One Rochester and Alice, Thomas Brook's wife, had apparently been in occupation of the tenement prior to the lease being granted. This document was extremely difficult to translate, owing partly to the fact that the volume in which it was enrolled had been rebound and a portion of the right hand clipped off, also to the scribe having omitted various words.

Chancery Lane, as well as the other highways in the vicinity leading from Holborn to Fleet Street, at this period was, in the words of the statute ordering its repair in 1540, "very foule and full of pittes and sloughes very pillous and noyous as well for all

---

\* Stow in his "Survey of London" (1633) states that Thomas Browke was buried in St. Dunstan's-in-the-West and "a small ancient Monument in the east end of the South Quire" erected, and reading as follows:—

"Here lieth THOMAS BROWKE, Citizen and Merchant-Taylor of Lond.; and sometime Master of his Company, and ALICE his wife: which THOMAS deceased the first day of November, AN. DOM. 1546. And the said ALICE deceased," etc.

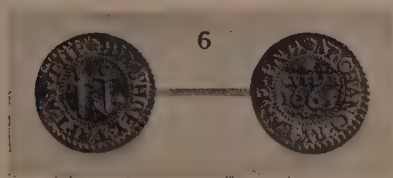
In the "Memorials of the Merchant Taylors Company," C. M. Clode, 1874, the name of Thomas Broke is given as of the Livery of that Company in 1537. In the year 1545 he served as Master of the Company and for part of the year 1546, having been elected for a second term of office. Besides the lease of "The King's Head Tavern," he held leases of the following properties in the neighbourhood of Chancery Lane:—Two tenements in Fleet Street, four tenements near the wall of Temple Bar in the Parish of St. Clement Danes, and a messuage known as "The Queens Heade" adjacent to the Inner Temple (Williams, "Early Holborn"). His will was proved in the P. C. C., Allen, 39.

the Kinges subjectis thorough and by them repairing and passing as well on horsbacke as on foote as also with cariage," the owners of the land and tenements adjoining the said highways having to pave the same and keep them in repair on penalty of 6d. per square yard (*Statutes of the Realm*, 32 Hen. 8, c. 17—"For the paving of Holborne and other places").

Whether Thomas Brook, having other property in the neighbourhood, occupied the King's Head himself up to the time of his decease it is difficult to say, but he certainly did so during the years 1532 to 1535, as his name appears at that time in the records of the Worshipful Company of Pewterers as "Mr. Thomas Broke at the Sign of the King's Head within Temple Bar." In any case Thomas Richards, or Richardson, was  
1548. paying the rent of £6 for the King's Head and tenements annexed in the year 1548 (App. XVII), and on December 17 of the same year a lease was granted to Christopher Fulnetby, of Downham, in the Isle of Ely, by Thomas, Bishop of Ely, for a term of eighty-one years (App. XVIII).

It will have been noted that the leases granted to Thomas Brook in 1527 and to Christopher Fulnetby in 1548 were duly enrolled in the Leases Books of the Bishops of Ely in two consecutively-numbered books—viz., Nos. 95550 and 95551; Leases Book No. 95552, which follows in date, contains, however, no mention of any new lease having been granted, although it is evident such was the case, as will be seen later. The King's Head in the year 1554 we find included among the forty taverns that were permitted to remain open in the City of London (*City of London—Liber Legum*, f. 243). The Wardmote Inquest Books of the Parish of St. Dunstan's-in-the-West are at this period of great assistance in filling in the gaps in the Ely Books, as from them we learn that in 1572 a presentment was made





CHANCERY LANE CORNER TOKENS AND STAMP.

1. King's Head Tavern [Thomas and Ann Kent].
2. Do. [Lewis Wilson and Henry Morris].
3. Do. Stamp on Glass Wine Bottle [Thomas and Ann Kent].
4. Do. [William Mart].
5. At the Bible [Robert Pawlet].
6. At the Sword and Anchor [Humphrey Taft].



against Henry Redhouse “ at the Kinge’s Head, Temple Bar.” Following Redhouse and from about the year 1585 to 1612 we have the name of John Gent, vintner, as of the King’s Head and evidently holding a lease of the property, including the adjoining “ three messuages or tenements, and being in Chancery Lane, London, now in the several occupations of Thomas Greenesell, Toby Mathews, and Robert Meade.” \* By his will he appoints his sister Joan Barker executrix, and leaves her the King’s Head property (App. XIX). In 1585 a presentment was made against John Gent of the King’s Head “ for a sartayn slewes or stynkyng water poured forth divers and sundry tymes and very lyck to continue to the great anoyance of all the inhabytants.”

1572  
to  
1612.

It has been stated by various authors that Abraham Cowley, the poet, was born in 1618 on the site of what is now No. 192, Fleet Street. There is, however, no evidence to prove that such was the case. (See *Notes and Queries*, 4th Series, Vol. xi, pp. 340 *et seq*).

A list of vintners in the St. Dunstan’s-in-the-West Wardmote Book for the year 1613 gives the name of Robert Pattison as taking the place of John Gent, at the King’s Head tavern, from then on to 1620, when in that year a lease was granted by Nicholas, Lord Bishop of Ely, to Joan Barker—the executrix of John Gent—for a term of twenty-one years at the same rent of £6 per annum (App. XX). Joan Barker was succeeded by her son, John Barker, to whom a new lease was granted in 1628, also for twenty-one years (App. XXI). In the Ely Rentals

1613.

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\* Possibly Robert Meade, bookseller (?) in London, 1617 to 1656, grave in St. Paul’s Churchyard. Son of Thomas Mead, of Weston, Co. Somerset. Apprentice to John Standish, bookseller, for nine years from Michaelmas, 1599. Took up his freedom October 3, 1608 (Arber, iii, 683). Warden of the Company of Stationers, 1638, 1642; Master of the Company, 1644, 1645, 1649 (Plomer’s *Dictionary of Booksellers and Printers*—Bib. Soc. Pub. 1907).



1632. Book (App. XXII), however, covering a period from 1632 to 1636, John Barker's name appears as paying a rental of £10 instead of £6 as heretofore, under a lease granted to him on February 16, 1632, by Francis, Lord Bishop of Ely (*Ecclesiastical Commissioners of England, Ely Leases, No. 10328*).

In 1629 John Marshall was occupying the King's Head tavern as a tenant of John Barker, being succeeded the following year and until 1660 by Thomas Kent (*St. Dunstan's-in-the-West Wardmote Inquest Book, List of Vintners*). The Churchwardens' Accounts of St. Dunstan's-in-the-West record the payment to Thomas Kent for numerous dinners partaken of by them at the King's Head Tavern, and in 1642 his name is given in the Wardmote Book as one of the scavengers for the parish. He was the issuer of a trade token reading: *Obv.* THE · KINGS HEAD · TAVERN=bust of Henry VIII. *Rev.* AT · CHANCERY · LANE · END=T. A. K. (Thomas and Ann Kent). There was also recently found during excavations at No. 69, Gracechurch Street, London, E.C., a portion of a glass wine bottle, stamped with the King's Head and the name T. A. KENT (see Illustration, p. 10). This fragment is now in the Guildhall Museum, London, E.C. The following extract from his will dated September 28, 1660, is of interest, inasmuch as it gives the names of his successors at the King's Head Tavern:—" *Item*, I give and bequeath unto Henry Morris my apprentice the sum of five pounds of lawful money to be paid unto him when the tyme of his apprenticeship shalbe expired. Provided that he shall well and truly serve my executrix so long as shee shall keep her trade of vintner, and shall alsoe use his best care and diligence in assisting my said executrix in the procuring and getting in such debts. . . . *Item*, I give and bequeath unto my servant Lewis Wilson twenty shillings, and to my maide servant Mary

Chadwell forty shillings.” He appoints his wife Ann Kent (whose initial is on his token) his executrix (*P. C. C. Nabbs*, 269).

Ann Kent apparently did not remain at the King’s Head Tavern after the death of her husband, as the names of Lewis Wilson and Henry Morris (see *ante*) take the place of Thomas Kent in the St. Dunstan’s parish list for the years 1661 to 1666. They, too, following their late master’s example, issued a token similar in design and reading : *Obv.* AT · THE · KINGS · HEAD=bust of Henry VIII. *Rev.* IN · FLEET · STREET=L. W. and H. M. (see Illustration, p. 10). It is interesting to note that Samuel Pepys mentions the tavern in his Diary, under the date June 26, 1665, with the following entry :—

“ With Creed to the Kings Head ordinary, and good sport with one Mr. Nicholls, a prating coxcombe, that would be thought a poet, but would not be got to repeat any of his verses ” ;

and again, on November 15, 1665 :—

“ To the Kings Head Taverne, where all the Trinity House dined to-day, to choose a new Master in the room of Hurlestone, that is dead, and Captain Crispe is chosen. After dinner, who comes in but my Lady Batten, and a troop of a dozen women almost, and expected, as I found afterwards, to be made mighty much of, but nobody minded them : but the best jest was, that when they saw themselves not regarded, they would go away, and it was horrible foul weather ; and my Lady Batten walking through the dirty lane with new spick and span white shoes, she dropped one of her galoshes in the dirt, where it stuck, and she forced to go home without one, at which she was horribly vexed, and

I led her ; and vexing her a little more in mirth, I parted," etc.

At this period we have the first known record of booksellers and publishers occupying the site, although it is possible others may have been there before. Plomer's *Dictionary of Booksellers and Printers, etc.*, 1641 to 1667 (Bib. Soc. 1907) mentions Henry Shepherd, bookseller and publisher of plays and political tracts, 1635 to 1646, "at the signe of the Bible, between Sarjants Inne and Fleet-street, neare the Kings-head Taverne." There can be no doubt that Shepherd's shop, situated as it was, stood on the site in question. "The Wise Woman of Hogsdon," by Thomas Heywood, 1638 (see Illustration, p. 14), and "The Ladies Triall," by John Forde, 1639, were published by him. He was admitted to the Freedom of the Stationers' Company on September 15, 1634 (*Stationers' Company's Registers*). John Coleby, or Colby, publisher, would also have been a near neighbour of Shepherd, as is shown by the imprint to Sir William Berkeley's "The lost lady : a tragycomedie," 1638, which reads: "Under the King's Head Tavern at Chancery Lane End in Fleet Street."

1654. On August 23, 1654, a new lease of the site was granted for a term of twenty-one years, by Matthew, Lord Bishop of Ely, to Thomas Wren, of Oxford, second son of the said Lord Bishop, the site being described as "late in the tenure or occupation of Thomas Manwood, gent., of Broomfield, in the County of Essex" (*Ecclesiastical Commissioners of England, Ely Leases, No. 10332*). Of the tenants occupying the premises during the tenure of this lease, we know from the St.-Dunstan's-in-the-West wardmote lists for the years 1666 to 1675 that William Mart had the King's Head Tavern, as well as from the halfpenny token he issued reading: *Obv.* WILLIAM · MART · CHANCERY =

The VVise-woman  
Of H O G S D O N.  
A COMEDIE.

*As it hath been sundry times Acted  
with great Applause.*

---

Written by THO: HAYWOOD.

---

*Aut prodesse solent, aut Delectare —*

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L O N D O N,  
Printed by M. P. for Henry Shephard, and  
are to be sold at his Shop in Chancery-Lane, at  
the Signe of the Bible, between Serjeants-  
Inne and Fleet-street. 1638.

TITLE PAGE OF THE FIRST KNOWN BOOK TO BE PUBLISHED  
ON THE SITE, 1638.





HIS · HALFE · PENY ; *Rev.* LANE · END · IN · FLEET · STREET = bust of Henry VIII, with orb and sceptre ; above, W. K. M. (see Illustration, p. 10). Amongst others were the following : Robert Pawley, or Paulet, bookseller and publisher, occupied the same premises as Henry Shepherd (see *ante*, p. 14) from 1660 to 1683, issuing his works “ At the Bible in Chancery Lane.” He, too, had a token reading : *Obv.* AT · THE · BIBLE · 1666 = a book with clasps : *Rev.* IN · CHANCERY · LANE = R. P. (see Illustration, p. 10). So far as one can trace, he was the first of the booksellers and publishers occupying the site to deal in legal works, his first book in this respect being William Rastell’s *Collection of Entries of Declarations, etc.*, 1670, printed for R. Pawlet and others, followed the same year by Edm. Wingate’s *An Exact Abridgment of all Statutes in Force and Use from the beginning of Magna Charta until 1641*. By his will dated July 16, 1683, he gave to his son, George Pawlet, “ all the residue of my whole estate, the whole of my copies or rights of copies of my books and plate and my houses at Molton ” (*P. C. C. Draw.* 97).

William Shields, stationer, according to the St. Dunstan’s-in-the-West Rate Books, was there from 1657 to 1661 ; Humphrey Taft, cutler, from 1657 to 1680. He issued a token reading : *Obv.* HUMPHREY · TAFT · AT · THE = sword and anchor ; *Rev.* AT · CHANCERY · LANE · END · CUTLER · 1665 (see Illustration, p. 10) ; Bartholomew Parsons, sadler, from 1659 to 1664 ; Robert Crofts, bookseller, 1666 to 1667, “ at the Crowne in Chancery Lane, under Serjeants Inne,” who dealt largely in plays and broadsides ; and Benjamin Southwood, bookseller and publisher of divinity books and political pamphlets, 1672 to 1677, “ at the Star, next to Serjeants Inn in Chancery Lane.” Evidence was given by him before the Committee of the House

of Lords in 1676 and 1677 that he had received from Dr. Cary the MS. of *The Long Parliament Dissolved*, which he handed to Nathaniel Thompson to print (*Hist. MSS. Comm., Report 9, App., p. 72*).

From a rate described in the St. Dunstan's Rate Book as "The Admeasurements and Rates for Pavements, according to the orders of the Commissioners of Sewers, 1671," we get an idea of the extent of the tenements occupied by the foregoing. William Mart, at the King's Head Tavern, is assessed at twenty-six yards, Robert Pawlet at seventeen yards, Benjamin Southwood at seventeen yards, Bartholomew Parsons at ten yards, and Humphrey Taft at ten yards.

It may here be mentioned that there are several years missing in the Rate and Tithe Books of St. Dunstan's-in-the-West—those in existence are for the following years: 1657 to 1680, 1725, 1737 to 1752, 1766, and from 1782 to modern times.

Up to about this time Chancery Lane would appear to have been without any system of common drainage, and it was due to Francis North, Baron Guilford, who resided in Serjeants Inn for some years, that a sewer was laid in the Lane about the year 1665. Roger North, in his *Life of Francis North, Baron of Guilford, Lord Keeper of the Great Seal* (1742), says:—

"His Lordship procured to be done another good work, which exceedingly improved the Dwellings, in all *Chancery Lane*, from *Jackanapes Alley* down to *Fleet-Street*. He found that in his House a small Well in the Cellar, into which all the Draining of the House was received; and, when it was full, a Pump went to work to clear it into the open Kennel of the Street. But, during this Pumping, the Stench was intolerable, and offended, not only his Lordship, but all the Houses in the Street, and also

Passengers that passed to and fro in it. And other Houses there, which had any Cellars, were obnoxious to the same Inconveniences. His Lordship proposed to them to join in the Charge of making a Drain, or Sewer, all along the Street, deep enough to discharge into the grand Common Sewer in *Fleetstreet*. The Inhabitants would not join, alledging Danger to their Houses, and other frivolous Matters, and thereupon his Lordship applied to the Commissioners of Sewers, and obtained a Decree, by Virtue of which it was done whether they would or no, and the Charge paid by a contribution levied upon them; and then they thanked his Lordship, as for a singular Good done them. Which is an instance shewing that the common People will be averse to their own Interest, till it is forced upon them; and then be thankful for it."

Incidentally, at this period a great source of valuable information is lost to us by the fact that Chancery Lane, except for a small portion, was not burnt down in the Great Fire of 1666. Sir Edward Atkins, then a Baron of the Exchequer, in a letter dated from Lincoln's Inn September 8, 1666, to his brother Robert, residing in Gloucestershire, in describing the ravages of the fire, says: "Chancery Lane is yet standing, excepting the Saint John's Head near Lincoln's Inn, which was pulled downe by way of prevention and another house towards Holborne." Had it been destroyed, one would have had, not only Fire Decrees, but probably plans in Ogilby and Mills' Survey, for the rebuilding of the site.

The lease held by Thomas Wren (see *ante*, p. 14) was apparently surrendered as on May 18, 1670; a new one was granted by Benjamin, Lord Bishop of Ely, to Christopher Wilkinson, of Lincoln's Inn, Francis Barker, and Elizabeth

1670.



1674. Barker (*Ecclesiastical Commissioners of England, Ely Leases*, No. 95555). The Francis and Elizabeth Barker here mentioned were possibly the son and daughter-in-law of John Barker (see *ante*, p. 11). It is doubtless, too, Francis Barker's grandfather of the same name, who was one of the twelve "searchers" for defective wines, of the Vintners' Company in November, 1594 (*Repertories*, 23, fol. 331). This lease in turn was also surrendered, a fresh one being granted by the same Lord Bishop on July 11, 1674, in favour of Christopher Wilkinson, of Lincoln's Inn, Henry Markinfield, of Furnival's Inn, Holborn, and Thomas Weddell, of Thavies' Inn, Holborn (*Ecclesiastical Commissioners of England, Ely Leases*, No. 95555).

The King's Head Tavern about 1674 was the headquarters of the Green Ribbon Club, founded by the Earl of Shaftesbury for supporting the Court and Government of that time, and to influence the Protestant Cause. Roger North, in his *Examen* (1740), says of this Club:—

"The Gentlemen of that worthy Society held their evening sessions continually at the Kings Head Tavern over against the Inner Temple Gate. But upon the occasion of a *Green Ribbon*, agreed to be worn in their hats in the days of *street engagements* like the coats of arms of valiant knights of old, whereby all warriors of the Society might be distinguished, and not mistake friends for enemies, they were called also the *Green Ribbon Club*. Their seat was in a sort of CARFOUR at Chancery Lane end, a centre of business and company most proper for such anglers of fools. The house was double balconied in the front, as may yet be seen, for the Clubsters to issue forth in frescoe with hats and no peruques, pipes in their mouths, merry faces, and diluted throats, for vocal encouragement of the CANAGLIA below, at



FROM ROCQUE'S PLAN OF LONDON, 1740



bonfires, on usual and unusual occasions. They admitted all strangers that were confidently introduced ; for it was a main end of their institution to make proselytes, especially of the raw estated youth, newly come to town. This copious Society were to the faction in and about London a sort of executive, and, by correspondence, all over England."

From 1676 to 1698 Gibbons Bagnall takes the place of William Mart at the King's Head Tavern in the list of vintners of the St. Dunstan's-in-the-West Wardmote Books, a lease of the site being granted to him on December 6, 1694. Gibbons Bagnall died about the year 1714, and on the surrender of the lease a new one was granted on December 20, 1715, to his son, also Gibbons Bagnall, of the parish of St. Clement Danes, in the County of Middlesex, by William, Lord Bishop of Ely (*Ecclesiastical Commissioners of England, Ely Leases, No. 95556*). The King's Head Tavern, according to the foregoing lease and the St. Dunstan's list of vintners, was in the occupation of Samuel Salt from 1707 to 1721, being succeeded by his widow, Anne Salt, who remained there until the year 1730.

During this period John Carr, bookseller and musical instrument maker, had his shop under the King's Head Tavern in Chancery Lane. An advertisement of musical books in the *London Gazette* of October 23 to 27, 1684, reads: "At John Carr's shop, at the Middle Temple Gate when built, but as yet under the Kings Head Tavern in Chancery Lane end." Another bookseller and publisher of music whose name is given in the St. Dunstan's Rate Books from 1672 to 1680 as occupying a house on the site, is that of John Hedgebutt, or Hudgebutt, "at the Harp and Hoboy in Chancery Lane near Fleet Street." He published in 1680 *Youth's Delight, or new lessons for the Flageolet*. In a rate levied in 1678, "to enable his Majesty to



enter into an — Warr against the French King," John Hedgebutt, with his wife and apprentice, are assessed at 3 shillings (*St. Dunstan's Rate Books*).

1731. On February 5, 1731, a new lease was granted by Thomas, Lord Bishop of Ely, to Gibbons Bagnall, of Kensington, in the County of Middlesex, for three lives, viz., of the said Gibbons Bagnall, aged forty-four years, of Gibbons Bagnall,\* his son, aged twelve years, and of Anne Bagnall, his daughter, aged fourteen years (*Ecclesiastical Commissioners of England, Ely Leases*, No. 95557).

During practically the whole of the period of this lease and the following one the Rate Books record several houses on the site as empty or of tenants in occupation for not more than three years at a time. According to a lease granted in 1770 to Hugh James (see *post*, p. 22), Thomas Walker, vintner, would seem to have had the King's Head Tavern after Samuel Salt or his widow, but in the year 1743 the name of Hugh James, vintner, appears in the St. Dunstan's Wardmote Books. It is known, however, that in 1740 a shop on the site facing Fleet Street was tenanted by Messrs. North, Hoare, Nanson & Simpson, grocers, "At the Sign of the Black Moors Head."

1743. On May 7, 1743, a new lease was granted by Robert, Lord Bishop of Ely, to Elizabeth Bagnall, of New Windsor, in the

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\* Gibbons Bagnall, 1719 to 1800, poetical writer, son of Gibbons Bagnall, of Windsor, was admitted to Balliol College, Oxford, July 12, 1735, where he proceeded B.A., April 30, 1741. He afterwards went to King's College, Cambridge, where he took the degree of M.A. in 1760. Taking Orders, he became Vicar of Holm Lacy, in Herefordshire, and headmaster of the free school at Hereford. He was collated on May 27, 1760, to the Prebend of Piona Parva in the Church of Hereford, and on August 1, 1767, to the Prebend of Barsham in the same cathedral establishment. He also held for some time the rectory of Upton Bishop; and in 1783 he was presented to the Vicarage of Sellack. He died on December 31, 1800, in his eighty-second year (D. N. B.).

County of Berkshire, widow and executrix of Gibbons Bagnall, for three lives, *viz.*, of Gibbons Bagnall,\* clerk, Anne Bagnall, spinster, and Mary Bagnall, spinster, all the children of Gibbons Bagnall, deceased (*Ecclesiastical Commissioners of England, Ely Leases*, No. 95558). The St. Dunstan's Wardmote Inquest Book for the year 1745 records the following presentment: "*Item.* We present the Landlord of the Empty House in Chancery Lane, being the first House on the Right hand leading from Fleet Street, and the Landlord of the Empty House in the same street, being the fourth door on the Right hand leading from Fleet Street aforesaid, for the Pavement being defective before the Doors of the said Houses"; and again, in 1751: "*Item.* We present Mrs. ——— Bignal, Landlord of the Houses at the Bottom of Chancery Lane, near the Kings Head Tavern, for the pavement being defective before the said Houses." The foregoing two presentments, coupled with the Rate Books recording empty tenements on the site, all point to the fact that the property had fallen into considerable disrepair at this period of its history.

In the *Ecclesiastical Commissioners of England, Ely Leases, Fines Book*, No. 95570, the following entries regarding the leases of 1731 and 1743 are of interest:—

#### KING'S HEAD TAVERN IN CHANCERY LANE.

Valued in 1694 with the shops adjacent at £308 0 0

do. 1713 do. 265 0 0

Bishop's rent, £6 0 0

Leased February 5, 1731, to Gibbons Bagnall, of Kensington (since of Queen's Square, London), Esq., for 3 lives, *viz.*, of the

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\* See note, p. 20.

said Mr. Bagnall, aged then 44 years, of Gibbons Bagnall, his son, aged 12, and of Anne Bagnall, his daughter, aged 14 years.

Fine then 1 Life, £260.

Leased May 7, 1743, to Elizabeth Bagnall of New Windsor in the Co. of Berks, widow, for 3 lives, *viz.*, of Gibbons Bagnall, clerk, Anne Bagnall, spinster, and Mary Bagnall, spinster, all children of Gibbons Bagnall, Esq., deceased.

Fine 1 Life, £200.

1770.

Hugh James was still occupying the King's Head Tavern in the year 1752, but the Rate Books continue to tell the same story of many empty adjoining houses or of tenants remaining for short periods only. This state of affairs continued for some years and until October 13, 1770, when a lease was granted to Hugh James—possibly a son of the aforementioned Hugh James—by Matthias, Lord Bishop of Ely for three lives (see App. XXIII). Some time prior to this, Hugh James had pulled down all the old houses with the exception of that standing on the present site of No. 3, Chancery Lane, erecting new shops and a dwelling-house in their place, as the following Report, taken from “A Valuation of the Estates belonging to the See of Ely, together with the Rental, as it stood on the 29th September, 1770,” tells us:—

#### “ KING'S HEAD TAVERN.

“ This Estate has been in the possession of the See of Ely for 400 years and upwards, is situated in Fleet Street, at the South East Corner of Chancery Lane, in the Parish of Saint Dunstan in the West, is in the County of Middlesex, within the Liberty belonging to the See of Ely, and is held by a Lease of three lives.



CHANCERY LANE, SOUTH WEST CORNER, IN THE 18TH CENTURY.

[Published January 1st, 1808, by J. P. Malcom].





“ This Estate consisted till very lately of one Large House which was the King’s Head Tavern, of two shops towards Fleet Street under the Tavern, and several small Tenements in Chancery Lane and extending to Serjeants Inn.

“ This Tavern, together with the shops and Tenements in Chancery Lane, was in 1694 let for £314, and the Greatest Fine which appears to have been paid for this Estate was in 1731, when Bishop Greene had for one Life £260.

“ This Tavern was formerly in great repute, but has been on the decline for some years; and the whole Estate was much out of repair till very lately; when Mr. James purchased it, and put it into good repair and converted the Tavern, the shops, and the Tenements in Chancery Lane into one good Dwelling House, a large shop towards Fleet Street and very commodious warehouses backwards.

“ On the 13th October, 1770, a new lease was granted to Hugh James of the Parish of St. Dunstan in the West, Grocer, for the following lives, viz. : Emely James, daughter of the said Hugh James, Edmund Chambers and Henry Abraham Chambers, sons of Abraham Chambers, of Bond Street, in the County of Middlesex, Esquire, aged respectively six, seven and five years.

“ Fine for the three Changes ... £250   0   0

“ Bishop’s Rent ...        6   0   0 ”

*(Ecclesiastical Commissioners of England, Ely Leases, No. 210384, and Ely Leases Fines Book, No. 95570).*

Of the lives for which the lease of 1770 was granted, that of Abraham Chambers is of interest. In 1690 George Pawlet

—son of Robert Pawlet (see *ante*, p. 15)—on his father's decease moved his shop to the opposite side of the Lane on the south-west corner, and continued to publish books “at the Sign of the Bible.” He appointed as his executors Abraham Chambers, goldsmith, of Fleet Street, London, and Jacob Tonson, bookseller, “at the Judges Head in Chancery Lane,” which was also on the south-west corner. The Abraham Chambers who was concerned in the lease of 1770 was therefore a grandson of the executor of George Pawlet.

At a St. Dunstan's-in-the-West vestry meeting held on March 29, 1780, it was reported that “Mr. Hugh James had left the parish, thereby causing a vacancy on the vestry.”

It is much to be regretted that in spite of an exhaustive search no print or picture appears to be in existence of the old Tavern and the surrounding houses as they stood before Hugh James demolished them. That any picture exists at all even of the buildings as erected just prior to 1770 is due to the wise foresight of the late Mr. Edmund Hodgson, of No. 115, Chancery Lane, who had a water-colour sketch made of the houses before the present building was erected about the year 1854. This sketch, showing the old house left standing by Hugh James, and known afterwards as No. 3, Chancery Lane, is reproduced by the kind permission of Messrs. Hodgson & Co. (see Frontispiece).

The St. Dunstan's-in-the-West Rate Books from 1782 onwards—by which time houses in the streets of London were numbered—are somewhat easier to follow. Messrs. North, Hoare, Nanson & Simpson were still in occupation of the corner house Nos. 191 and 192, Fleet Street, remaining there until 1788, when they moved to No. 190, Fleet Street. From 1788 to 1829 Messrs. Robert Middleton and Charles Innes, mercers,

who became in 1819 Messrs. Innes, Jones, Innes & Slade, occupied the same house. From 1829 Edmund Hodgson,\* book auctioneer, occupied the upper floors of No. 192, Fleet Street and No. 2, Chancery Lane, until 1863. No. 191, Fleet Street was from 1791 to 1854 tenanted by Joseph Barker and his son, dentists and cuppers.

No tenants' names are given for No. 1, Chancery Lane, which a note in the Rate Book for 1782 says for rating purposes is "laid into North & Co.," *i.e.*, No. 192, Fleet Street, the shop, offices, and store-room on the ground floor (see Surveyor's Report, *post*, p. 29) being probably occupied by them, whilst the upper floors were let as a dwelling-house to Stephen Sweet, law publisher (see *post*), from early in the nineteenth century, and regarded by him as No. 1, Chancery Lane.

For No. 2, Chancery Lane various tenants' names are recorded for short terms until 1782, when William Selby, shoemaker, had his shop there from that year until 1791. As previously stated, the Rate Books from 1752 to 1782 are missing,

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\* In "One Hundred Years of Book Auctions—being a brief Record of the Firm of Hodgson & Co.," it states that this firm, which up to Lady Day, 1829, had carried on its business of book auctioneers at No. 39, Fleet Street, moved to No. 192, Fleet Street, known as "The Poets' Gallery." Here the firm, the control of which at that time had passed into the hands of Mr. Edmund Hodgson, remained until December, 1854, when they again moved into rooms at No. 2, Chancery Lane, immediately adjoining their old premises, which were specially built as auction rooms. In June, 1863, they moved to their present premises at No. 115, Chancery Lane. Mr. Edmund Hodgson took a leading part in the foundation of the Booksellers' Provident Institution in 1839, and twice served the office of Master of the Worshipful Company of Stationers in 1866 and 1867, in which latter year he retired from the business in favour of his sons, Messrs. Barnard and Henry Hill Hodgson. Mr. Barnard Hodgson retired in 1871, and from then on to 1900 Mr. Henry Hill Hodgson assumed the entire management of the business. Mr. Henry Hill Hodgson also served the office of Master of the Worshipful Company of Stationers in 1907 and 1908. He died in the year 1919. The business is now in the hands of his sons, Mr. John Edmund Hodgson and Mr. Sidney Hodgson.



but the St. Dunstan's-in-the-West Wardmote Inquest Book records the name of William Selby as a petty juror for the year 1769 and a constable in 1778; it is therefore probable that his occupancy of No. 2, Chancery Lane commenced in the year 1769, and not 1782. Thomas Robinson, 1792 to 1799; Charles Ward,\* 1800 to 1803; and William Pizey,† 1804 to 1805, all following the trade of shoemakers, were at the same address. In 1805, the name of Stephen Sweet (see *post*) appears in the Rate Books. The accommodation of No. 2, Chancery Lane, as is seen from the Surveyor's Report, was not extensive except for the basement.

Where the boundary of Nos. 1 and 2, Chancery Lane actually began and ended would seem to have caused a certain amount of confusion in the minds of all concerned. The London Directories of 1836 and subsequent years give the name of Stephen Sweet as occupying No. 1, Chancery Lane from that date till 1848 in company with Messrs. A. & M. Living (afterwards Messrs. E. Living & Co.), wax and tallow chandlers; No. 2, Chancery Lane, according to these Directories, was tenanted by the following: John William Bridges, 1836 to 1844; Benjamin Phineas Nunes, 1838 to 1840; Samuel Joyce, 1841 to 1844, when it was also described as "The White Hart"; John Sykes, 1845 to 1848; and Robert Gray, jun., 1849 to 1854, all wine and spirit merchants, and doubtless attracted to the building on account of the extensive cellarage. No mention of these names appears, however, in the St. Dunstan's-in-the-West Rate Books.

The tenants of No. 3, Chancery Lane were as numerous as those occupying No. 2, until we come to the year 1787, when

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\* On the Livery of the Girdlers' Company.

† Afterwards at No. 9, Chiswell Street, Finsbury.

**REPORTS**  
OF  
**CASES**  
**CONCERNING THE REVENUE,**  
ARGUED AND DETERMINED  
IN THE  
**COURT OF EXCHEQUER,**  
*From Easter Term 1743, to Hilary Term 1767.*  
WITH AN  
**APPENDIX,**  
CONTAINING  
*CASES UPON THE SAME SUBJECT IN FORMER REINGS.*

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By Sir **THOMAS PARKER,**  
*Late Lord Chief Baron of that Court.*

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WITH TWO TABLES:

THE ONE OF THE NAMES OF THE CASES, THE OTHER OF THE  
PRINCIPAL MATTERS.

**L O N D O N:**

SOLD BY S. SWEET, LAW BOOKSELLER, 3, CHANCERY LANE, FLEET STREET.

M, DCCC:



Alexander Auld lived there up to 1804. The St. Dunstan's Books make no statement as to his trade, if he ever had any, and his name does not appear in any of the Directories for the period in question. In 1789 he was one of the grand jury for the Wardmote Inquest of that year, and in 1794 performed the duties of a constable. Following Alexander Auld, the Rate Books record the name of Joseph Palmer, 1805 and 1806, who was succeeded by James Price until 1809, when Stephen Sweet became the tenant.

From a document in the possession of Sweet & Maxwell, Ltd., it is evident that a lease of Nos. 2 and 3, Chancery Lane was granted on January 3, 1804, by Thomas James of Hensingham House, Whitehaven, Cumberland, to William Pizey, of Chiswick (see *ante*, p. 26), for a term of twenty-one years, who in turn on June 6, 1807, assigned by endorsement the remainder of his lease of No. 3 to Joseph Lancaster, of Surrey Street, Strand, London, and in 1809 that of No. 2 to — Dick. On June 4, 1809, Joseph Lancaster re-assigned his lease of No. 3, Chancery Lane to Stephen Sweet. Taking this document in conjunction with the title page of *Reports of Cases in the Court of Exchequer, 1743 to 1767*, by Sir Thomas Parker, published by Stephen Sweet as from No. 3, Chancery Lane in the year 1800 (see Illustration, p. 26), which so far as is known was the first of his publications, it is evident that he was occupying these premises at that date and possibly earlier, in addition to No. 1 and/or No. 2, Chancery Lane.

Of the antecedents of Stephen Sweet nothing unfortunately is known. It is thought probable that he may have been of Scottish descent, as his wife, Jane Nicol, whom he married on February 26, 1803, at St. James's Church, Westminster, came from Edinburgh. She was a relation of Emma Nicol, the



famous actress during the early nineteenth century, of that town. On the other hand, he may have been an offshoot of the Sweets of Somerset and the west of England. Except for a letter written by him from No. 1, Chancery Lane on February 27, 1838, to a Miss Hannah Camp, of Edmonton, whom he apparently desired to make his second wife, but without success, no correspondence or writings by him are known to exist. In 1829 he held the lease of a house in Silver Street, Edmonton. There is, however, a letter in existence written by his wife, Jane, about the year 1809 to her sister Agnes in Edinburgh, which tells us of his efforts to establish and extend his business. She says: "We go on much in the same way as when you left us. Fortune has not done much in our favour as yet, though we are still encouraged by hope [and] that time and perseverance will reward our labour. Do you think, Henry [probably a brother], you could purchase any Scotch law books cheap secondhand, were we to send you a list of such as would sell; perhaps you could pick some up reasonable at the old book-stalls or new ones at sales. We are obliged to sell cheaper than our neighbours to establish a connection, therefore could not afford to give a high price. I only mention this that you may send us word if such a thing is practicable; we will then further settle matters on the subject."

Stephen Sweet retained Nos. 1, 2 and 3, Chancery Lane until his tragic death on December 15, 1841, at the age of sixty-nine years. In Thomas Dolby's *Memorials of the Highgate Cemetery* (1845), where he was buried, the following notice is given of him: "The law bookseller of Chancery Lane, whose death was awfully sudden. Being awoke in the night by an ordinary street riot, which he mistook for an alarm of fire, on running out of his room to arouse his family he fell, and almost

instantly expired.” He was succeeded in the business by his eldest son, Henry Sweet, who at the time of his father’s death was travelling in America, laying the foundation of the cordial relations which happily exist to-day between his successors, Sweet & Maxwell, Ltd., and the American Bar and Law Schools.

*OF THE ECCLESIASTICAL COMMISSIONERS  
OF ENGLAND.*

In the year 1852 the site was taken over from the See of Ely by the Ecclesiastical Commissioners of England, whose surveyor made the following report on the property :—

*SURVEYOR’S REPORT TO ECCLESIASTICAL  
COMMISSIONERS OF ENGLAND.*

*5th October 1852 on taking over from the See of Ely.*

Property anciently leased as the King’s Head Tavern and now comprises five houses, 191 and 192, Fleet Street, and 1, 2, and 3, Chancery Lane. Four of these—191 and 192, Fleet Street, and 1 and 2, Chancery Lane—are held from the lessee by Mr. Edmund Hodgson, and No. 3, Chancery Lane is in the occupation of Mr. Henry Sweet.

The Lease is dated 13th October 1770 and was granted to Hugh James for three lives, of which one now survives—

Abraham Chambers, then aged 5, now aged 87.

*No. 1, Chancery Lane.*—Edmund Hodgson, tenant ; sublet to Henry Sweet. Consists of Shop, Office and Storeroom on Ground Floor. First Floor three small rooms and W.C., which are over part of No. 2, Chancery Lane. Second and Third Floors used as storerooms.

No. 2, *Chancery Lane*.—Sublet to Robert Gray. Basement occupied as Wine Cellars extending under Nos. 1 and 2 and that portion of Serjeants Inn shown on plan. On the Ground Floor there is a passage, Counting House and packing room. On the First Floor a storeroom; there is a small yard attached.

No. 191, *Fleet Street*.—Edmund Hodgson, tenant; sublet to Joseph Barker. Basement two small cellars. Ground Floor, a passage only. First Floor, two sitting-rooms. Second Floor, sitting-room and kitchen. Third Floor, two bedrooms. Fourth Floor, lavatory.

No. 192, *Fleet Street*.—Edmund Hodgson. Basement, three cellars, and W.C. Ground Floor, Auction Room and Office. First Floor, two rooms. Second Floor, two sitting-rooms, small library, kitchen, and pantry. Third Floor, three bedrooms. Fourth Floor, two storerooms and servant's room.

These houses, with the exception of the shop part of No. 1, *Chancery Lane*, are supposed to have been erected about the time of the granting of the present lease. They are brick-built and tiled and in good repair. The Shop No. 1 is more modern and occupies the site of a Gateway; it has a lead roof and is partly lighted from the top. Land Tax on this portion of the property is £30.

No. 3, *Chancery Lane*.—Henry Sweet, tenant. This house has in the basement two cellars; on Ground Floor a shop and passage. First, Second and Third Floors, two rooms each and two attics over. The building seems to be of an older date than the other portion of the property; it is brick-built, tiled and in a dilapidated state. Land Tax £4.

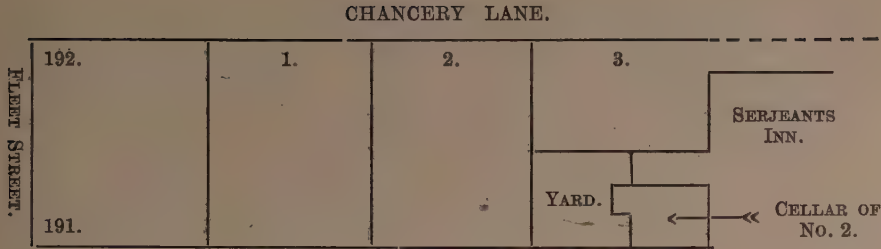


THE LONDON " CHANCERY-LANE, FLEET-STREET.

NOS. 191 & 192 FLEET STREET AND NOS. 1, 2 & 3 CHANCERY LANE IN 1854.







On December 22, 1853, the Ecclesiastical Commissioners of England granted to Edmund Hodgson, for a term of eighty years, a lease of the site on the understanding that he erected a new building thereon. This he did in 1854, employing a Mr. James Thomas Knowles as architect, and, on its completion, himself occupied No. 2, Chancery Lane until 1863. The building then erected is that which stands to-day. (See Illustration, p. 30.)

1853.

William Cozens, general stationer and bookseller, trading under the name of Partridge & Cozens (now Partridge & Cooper, Ltd.),\* have occupied the ground floor and basement of Nos. 191 and 192, Fleet Street and No. 1, Chancery Lane from the year 1858 to the present time. The upper floors of No. 191, Fleet Street, with which were included those of No. 192 and No. 1, Chancery Lane, became from 1858 to 1880 a restaurant, known as "The London," under the management of Frederick

\* Partridge & Cooper, Ltd., manufacturing stationers and printers. Established in 1841 by Mr. Partridge at 131, Chancery Lane. *Partnership successions*: (1) Mrs. Partridge (widow); (2) Partridge & Cozens; (3) Partridge & Cooper. Incorporated as a limited company. *Directors*: Sir George Wyatt Truscott, Bart. (Lord Mayor of London, 1908 to 1909), Henry Dexter Truscott, and William Cunningham.

Sawyer (see Illustration, p. 32), and from 1881 to about 1895 by Edward Forester Hyde, advertising agent, and the London offices of several provincial newspapers. He was followed by George Edward Clark, Civil Service tutor, now Clark's College, who still occupy the premises.

From 1856 to 1868 George Sweet,\* barrister-at-law of the Inner Temple and a younger son of Stephen Sweet, had his Chambers in No. 2, Chancery Lane. The ground floor was tenanted by Partridge & Cooper from 1868 to 1922.

The business of Stephen Sweet was carried on by his son Henry, under the same name, at No. 3, Chancery Lane until the year 1849, when it became known as Henry Sweet, law publisher and bookseller, and in 1885 Henry Sweet & Sons, his two sons Herbert George and Edward William being taken into

\* "The name of SWEET, while not of the same wide legal celebrity as CHITTY, is as familiar as that name to conveyancers whose recollection or research covers the Victorian times. 'Conveyancing,' as Mr. JOSHUA WILLIAMS said in his 'Letters to JOHN BULL on Lawyers and Law Reform,' 'may fairly be called the literary branch of the profession of the law,' and CHARLES SWEET's father, GEORGE SWEET, was one of the best known of the literary conveyancers of the last century. The third edition of Bythewood and Jarman's Conveyancing was mainly his work, and his 'Concise Precedents,' originally published as a supplement to the larger work, was issued separately in 1845. The present Lord Cave was one of the editors of the 4th edition (1886). On GEORGE SWEET's death in 1879 we referred to him [23 Solicitors' Journal, p. 694] as 'a worthy example of the class of eminent conveyancers, in the retirement of whose chambers so much of our English law of real property has silently grown.' HENRY SWEET, the law publisher—afterwards a member of the firm of SWEET & MAXWELL—was a brother of GEORGE SWEET, and his name is to be seen on many well-known books of that period.

"One of GEORGE SWEET's sons was, we believe, Dr. HENRY SWEET, the eminent philologist, who was a Reader in Phonetics at Oxford, and who died in 1912. He was one of the leading authorities on Anglo-Saxon dialects. The other son was CHARLES SWEET."—From an obituary notice of Charles Sweet in *The Solicitors' Journal* (Vol. 63), September 6, 1919.

CHARLES SWEET was appointed one of the conveyancing counsel to the Court in 1914, and was the author of "A Dictionary of English Law" (1882).

# SAWYER'S

## FAMOUS LONDON DINNER.



FREDERICK SAWYER, SOLE PROPRIETOR OF



THREE SHILLINGS.

Consisting of

Two Soups, Two Fish,  
Two Entrées, Joint, Two Sweets,  
Cheese, &c.,

At 3s. each; Attendance 3d.;  
is served daily from 4 till 8  
o'clock, in the Spacious Saloon  
on the Second Floor.

IN THE COFFEE ROOM

Dinners from the Joint,  
All kinds of Poultry and Game  
(à la mode).

FISH DINNERS.

and Dinners à la Carte,  
and à la mode.

Dinners for large or small parties,  
in private rooms, from

THREE SHILLINGS PER HEAD.

LADIES' DINING SALOONS.

THIS ESTABLISHMENT  
opens at 4 o'clock on Sundays.

# THE LONDON



## AND PIMM'S LUNCHEON ROOMS

3, 4, and 5 POULTRY; and 39 and 40 BUCKLESBURY.



THREE SHILLINGS.

101

FLEET STREET.

Corner of Chancery Lane.

FREDERICK SAWYER  
SOLE PROPRIETOR

AND OF

PIMM'S LUNCHEON ROOMS

4, and 5 Poultry,

39 and 40 Bucklebury, Cheapside,

Late Purveyor to the Crystal Palace.

SAWYER'S NOTED

DINNER HOCK AND CLARET.

à la carte; 1s. per post.

THE HOUSE VINTAGE

POPPETS, SHERRIES, CHAMPAGNES, &c.

AT CONTINENTAL PRICES

THIS ESTABLISHMENT

opens on Sundays at 4 o'clock.

1870



# TEMPLE BAR FLEET STREET

THE LONDON RESTAURANT.

[From an advertisement in "The Tomahawk," 12th March, 1870.]





partnership at that date. Henry Sweet died in 1885, the business being continued by his sons until the year 1889, when an amalgamation was effected with the firm of William Maxwell & Son, law publishers and booksellers, of No. 8, Bell Yard, W.C. (see App. XXIV), and the combined businesses converted into a limited liability company, trading under the name of Sweet & Maxwell, Ltd. The first directors of the company, which remained in occupation of No. 3, Chancery Lane, were: Herbert George Sweet, Chairman; William Alexander Maxwell, Managing Director; William Hardwick Bradbury (of Messrs. Bradbury, Agnew & Co.) and George Kelly (Parliamentary Agent).

A list of the famous old law books still in existence and published by the firms of Sweet and Maxwell will be found in the Appendix (No. XXV).

Prior to about the year 1820 the word "publisher" was practically unknown. There were only "booksellers." The title pages of books usually bore the imprint of several booksellers. This denoted that the copyright in the book belonged to the booksellers named in varying shares. Auctions were held at which shares in copyrights were put up for sale, and in this way many of the old standard law books were owned by several booksellers. In course of time, as shares came on the market, they were purchased by Sweet, Maxwell, or Stevens, and lawyers will have noticed that most of the old books which are still current bear the joint imprint of Sweet & Maxwell, Ltd., and Stevens & Sons, Ltd. The only current book now bearing the imprint of all three existing firms of law publishers is *Paley on Summary Convictions*; the copyright in this book is divided into twenty-fourths.

Among the various law publishing businesses whose publica-

tions were acquired in whole or in part by Sweet or Maxwell were the old houses of William Clarke & Sons, Samuel Brooke, R. Pheney, John Richards, and, in 1919, that of Stevens & Haynes, of Bell Yard.

1922. On the death of Edmund Hodgson in 1875 the lease he held of the premises was taken over by his son, the late Mr. Henry Hill Hodgson, who in 1917 sold the remainder of his lease to the London and South Western Bank, Ltd., their intention being to establish a branch of the bank on the corner site. Shortly afterwards, however, this bank became absorbed into Barclays Bank, Ltd., who, already having a branch at No. 19, Fleet Street (Gosling's Branch), immediately opposite Nos. 191 and 192, Fleet Street, disposed of the lease to Sweet & Maxwell, Ltd. In 1922 the Ecclesiastical Commissioners of England granted a new lease to Sweet & Maxwell, Ltd., for the entire block.

From the foregoing, it will therefore be seen that the firm of Sweet & Maxwell, Ltd., can claim to have been connected with this ancient and by no means uninteresting site, and in particular No. 3, Chancery Lane, for a period of 130 years—a longer period by far than any previous occupier, a claim of which it may well be justly proud.

## APPENDIX I.

## SURVEY OF TEMPLARS' LANDS, A.D. 1185.

*Exchequer K. R. Misc., Book 16, ff. 5 d., 6.*

1185. Rents in the bailiffry of London.

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Of the fee of Westminster, in New Street—	s.	d.
Robert, the doorkeeper, for three tofts ... ..	5	1
Fortunus, one toft for ... ..	3	0
Andrew, parmenter, one toft for ... ..	6	8
Henry de Pinkeni, one toft for ... ..	7	0
Ernul Sorel, one toft for ... ..	3	0
Edric Feniclator, one toft for ... ..	3	0
Humphrey, one toft for ... ..	3	0
Walter Brun, one toft for ... ..	2	0
Reginald, chamberlain, one toft for ... ..	4	0
John de Fuleham, one toft for ... ..	6	8
Godfrey, carter, one toft for ... ..	3	0
John de Burham, one toft for ... ..	5	0
Hamard, one toft for ... ..	1	6
The Bishop of Lincoln, of the Old Temple ... ..	7	0
Robert, behind St. Dunstan, for one messuage ... ..	4	0
Bartholomew Bugge, one toft for ... ..	10	0

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APPENDIX II.

HENRY II TO ROBERT DE CHESNEY, BISHOP OF LINCOLN.

*Cotton MS. Vespas., E. XVI, f. 14 b.*

*May, 1162.* Henry, etc., know that I have granted and confirmed to the Church of St. Mary of Lincoln and to Robert, bishop of the said church, and to his episcopal successors, the houses which belonged to the Brethren of the Temple in London in the parish of St. Andrew of Holeburn with the chapel and garden and all their appurtenances for which the said Robert de Kaineto, Bishop of Lincoln, has given to the Brethren of the Temple 100 marks, rendering annually unto the Brethren of the said Temple 3 auros for all services.

To have and to hold of the Brethren, etc.

*Witnesses :* Roger, Archbishop, Hylary Chichester, Hugh Dunelm, bishops, Thomas, chancellor.

*Note.*—3 auros is apparently 3 gold pieces valued at 2s. 4d. each. The witnesses are: Roger de Pont l'Évêque, Archbishop of York, 1154 to 1191; Hylary, Bishop of Chichester, 1147 to 1174; Hugh de Puiset, Bishop of Durham, 1153 to 1197; and Thomas à Becket, Chancellor, 1155 to 1162.

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APPENDIX III.

SIMON THE CLERK TO RICHARD DE LACY.

*Ely Episcopal Records, G. 3, f. 216.*

*Circa 1232.* Quit claim by Simon the clerk, with assent of Richard “ filii  
ianitoris domini mei ” to Richard de Lacy of 3s. quit rent in  
the parish of St. Dunstan in the new street within the bar of  
London which the same Richard, son of Roger, gave to him  
by charter from land which William Blund held of the same  
Richard, son of Roger, of the said William Blund, or who-  
soever shall hold the tenement, at three times of the year,  
namely, at the Nativity of St. John Baptist 12d., at Michael-  
mas 12d., and at Christmas 12d.

With warrant against all men, delivery of charter of  
Richard, son of Roger, and right of distrain.

*Witnesses :* William de Kaleng, Turald the seneschal,  
Richard de Kokyng, Hugh Cook, Simon Tirell, John de  
Gondyngham, Hugh de Ama, Thomas de Farendon.

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RICHARD DE LACY TO HUGH DE NORTHWOLD, BISHOP OF ELY.

*Ely Episcopal Records, G. 3, f. 216.*

1232. Sale by Richard de Lacy to Hugh, Bishop of Ely, of 3s. quit rent  
in the parish of St. Dunstan in the new street within the bar of  
London which he had from William le Blound for which Hugh has  
given him 20s. sterling.

*Witnesses :* Master Walter, Keeper of the Converts, Josce Fitz-  
Peter, William Gray of London, William Waleys, William Illbode,  
Richard le Clerk, John de Dinkton.

*Note.*—Hugh de Northwold was Bishop of Ely, 1229 to 1254.

APPENDIX IV.

HUGH NORTHWOLD, BISHOP OF ELY, AND MASTER RALPH DE NEKETON.

*Ely Episcopal Records, G. 3, f. 225 d.*

May 3, 1232. Agreement between Hugh, Bishop of Ely, and Master Ralph de Neketon concerning the wall which is between the land of the said Hugh and land of the said Ralph in the parish of St. Dunstan and in the *novo vico* which in English is called "Newstrete." The said wall dividing transversely the lands of Hugh and Ralph is 24 ells in length, one end joining on the north the land of William Ylbode, the other end on the south joining the ditch called Dogebrook and the half towards Hugh's land belongs to Hugh, the half towards Ralph's land belongs to Ralph.

All the land in length and breadth which Hugh had from the half of the said wall on the north towards Ralph's land Hugh has released to Ralph in exchange for all the land which Ralph had from the half of the wall on the south towards Hugh's land, Hugh discharging the service for the said land. Namely, the land which Hugh had on the south towards Ralph's land Ralph shall have, Hugh discharging the service for the same, and the land which Ralph had towards Hugh's land Hugh shall have, Ralph discharging the service for the same.

Each may build on his own half and a gutter shall be made between the buildings and the other part of the wall which is not his he may thatch if he will, neither claiming or losing any right in his moiety by reason of the thatching.

*Witnesses :* Master John de Caen, Master Laurence de Lincoln, Master Alexander de St. Edmund, Robert de Beccles, Philip de Paveby, Richard de Chetcheth, Robert de Heech, William de Foxton, Sampson, clerk.

*London, May 3, 1232.*

APPENDIX V.

INSPEXIMUS OF LEASE GRANTED BY THOMAS ARUNDEL, BISHOP OF ELY,  
TO ROBERT DE MUSKHAM.

*P. R. O. Chancery Files of Cancelled Letters Patent, H. 25/26.*

- 4 March. Richard by the grace of God King of England and Lord of  
6 Rich. II, Ireland, to all to whom the present letters may come, greeting.  
1382-3. —We have inspected the letters patent of John de Bukton,  
Prior of Ely and of the Convent of the same place made to  
Robert de Muskham, clerk, in these words—To all faithful  
in Christ who shall see or hear this present writing, John de  
Bukton by the grace of God, Prior of Ely and the Convent  
of the same place, greeting in the Lord.—We have inspected  
the letters indented of the venerable Father Thomas, by  
Divine Providence, Bishop of Ely, made to Robert de Musk-  
ham, clerk, in these words—To all faithful in Christ to whom  
the present writing indented shall come, Thomas, by Divine  
Permission, Bishop of Ely, eternal greeting in the Lord. Know  
ye that we out of our spontaneous willingness have granted  
and leased for us and our successors Bishops of Ely, to our  
beloved clerk, Robert de Muskham, parson of our church of  
Overe, for his worthy merits and for a certain sum of money  
paid to us by his very hands, a messuage or tenement with  
shops, farms, rents and profits to the same messuage or  
tenement pertaining and all and singular its appurtenances in  
the parish of St. Dunstan West London in a certain street  
called Fletestrete in the suburb of the same city, which same  
messuage or tenement abutts, to wit, on the east side upon a  
[certain] Inn of the Lord de Clifford in part, and on the west  
side upon a certain lane called Chauncellereslane and towards  
the north upon a certain Inn called the House of Converts and



on the south upon the said street of Fletestrete and which messuage or tenement a certain John Brewere at present occupies with the shops and other appurtenances aforesaid. To have and to hold to the same Robert his heirs and assigns for the term of sixty years next to come and fully to be completed. Rendering therefor to us and our successors, Bishops of Ely, two marks by the year at the terms usual in the city of London and for the same messuage or tenement accustomed, to be paid by equal portions. Doing also to the chief lords of that fee the services due and accustomed. And also supporting all charges incumbent upon or belonging to the same messuage or tenement, during the term aforesaid. And the aforesaid Robert will build anew and repair the said messuage or tenement at his own proper costs and leave it in a good state at the end of the term aforesaid. And if it should happen that the rent aforesaid should be in arrear in part or in the whole at any of the terms abovesaid, that then it shall be well lawful for the aforesaid Bishop and his successors aforesaid to distrain within the same messuage or tenement for the same rent and to carry away and retain the distrains until he shall be fully satisfied of the said rent and of the arrears of the same. And we, the aforesaid Bishop and our successors, Bishops of Ely, will warrant and defend the messuage and tenement aforesaid with appurtenances to the beforenamed Robert, his heirs and assigns, during the term aforesaid against all men. In witness whereof we have caused our seal to be put to the one part of this indenture remaining in the possession of the aforesaid Robert. And the same Robert has put his seal to the other part of the same indenture remaining in the possession of us. Dated at Downham the 24th day of the month of August in the second year of the reign of King Richard the Second after the Conquest [1378]. But nevertheless we the Prior and Convent abovesaid, with the unanimous assent and consent holding ratified and pleasing the aforesaid letters and all things contained in the same, accept, approve [and] ratify them and by the tenor of the presents grant and

confirm [them] for us and our successors to the same Robert his heirs and assigns as the letters aforesaid fully testify. In witness whereof our common seal is put to the presents. Dated at Ely in our Chapter House the first day of September in the second year of the reign of King [Richard] the Second after the Conquest [1878]. But we holding ratified and pleasing the aforesaid letters and all things contained in the same accept, approve [and] ratify them for us and our heirs as far as in us lies, and by the tenor of the presents grant and confirm [them] as our letters aforesaid more fully testify. Notwithstanding the fact that the messuage or tenement aforesaid is parcel of the temporalities of the aforesaid Bishoprick or that the same Bishoprick is of the foundation of our progenitors formerly Kings of England and under our patronage. In witness whereof we have caused these our letters to be made patent. Witness myself at Westminster on the fourth day of March in the sixth year of our reign.

BURTON.

For half a mark paid in our hanaper.

[ENDORSEMENT.]

Vacated and restored because John de Burton, clerk, Clement Spice, Thomas Sewall, Robert de Folkyngham, clerk, and William Saxy, clerk, executors of the will of Dom. Robert de Muskham, surrendered to Thomas, Bishop of Ely, their estate which they had in the tenement within written and released and quit claimed to the aforementioned Bishop and his successors all right and claim which they had or were able to have in the tenements aforesaid by reason of the legacy made thereof by the aforesaid Robert de Muskham to them. And therefore these letters are cancelled and damaged.

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## APPENDIX VI.

## ELY CATHEDRAL DOCUMENTS, D. 5 (7).

*Michaelmas 3 Henry V to Michaelmas 4 Henry V [A.D. 1415 to 1416].*

*Account of Robert Frere.*

*Rents of Farms.*

And for 60s. for a house with an Inn called Kyngeshed in Fletestrete so leased to William Farman saddler for the first half of this year by indenture; and for 53s. 4d. for the farm of the same house with the Inn leased to Mathew Paul and others for the last half of this year by indenture for the term of seven years for eight marks by the year; and for 56s. of Richard Lyndeseye Skinner for 3 shops on the west of the Inn of La Kyngeshed and the house annexed so leased to him by the year; and for £6 13s. 4d. for one house in Chancellorlane called Faryngdones yn so leased to Richard Horton and Cheyne the justiciar and Walter Irkham apprentice at law this year. And for 34s. for 3 shops annexed to the same house on the north. And for 16s. of rent of assize for the year issuing from a certain tenement annexed to the said Inn of La Kyngeshed on the east in the hands of the Abbot of Garinedon.

*Michaelmas 2 to Michaelmas 3 Henry V [A.D. 1414 to 1415].*

*Account of the same.*

Decay of rent; And in decay of the farm of the Inn "ad Capud Regis" in Fletestrete in default of letting this year charged above at £8 and not able to be let this year beyond £6.

Note the rents for Fleet-street are not  
set out in detail among the "Rents and  
Farms" } ... 40s.

APPENDIX VII.

MINISTERS' ACCOUNTS.—SERIES I, No. 1137, BDLE. 10.

*2 Henry VI to 3 Henry VI [1424].*

*Account of Thomas Manby, custodian of the hall of the lord and collector of rents and farms there and in Fletestrete from the feast of St. Michael Archangel in the second year of the reign of King Henry VI until the same feast of St. Michael in the third year of the reign of King Henry VI.*

---

And for seven pounds six shillings and eightpence from Mathew Paule for the farm of the household with the Tavern in Fletestrete called “ Le Kyngs hed ” and for three shops on the west of the same household, above the necessary repairs of the said household and shop, and above the account made with the said Mathew at his own costs and expense, during his farm, and he is wont to render eight pounds three shillings and four pence.

---

Similar accounts were rendered (naming Mathew Paul) for the above from 7 Henry VI to the feast of St. Michael, 10 Henry VI.

---

APPENDIX VIII.

MINISTERS' ACCOUNTS.—SERIES I, No. 1137, BDLE. 10.

*13 Henry VI to 14 Henry VI [1434].*

*Account of Thomas Manby, etc.*

And for eight pounds for the farm of the Inne called “ Le Kynges hed ” in Fletestrete leased to — Brian for the term of — years, this year being the —.



APPENDIX IX.

MINISTERS' ACCOUNTS.—SERIES I, No. 1137, BDLE. 10.

*April 4, 16 Henry VI to St. Michael, 17 Henry VI [1438].*

*Account of Thomas Manby, etc.*

And for four pounds for the farm of the Inne called "Le Kynges hed" in Fletestrete leased to John GRYSWOLD.

---

*Account of Thomas Manby, etc.*

*17 Henry VI to 18 Henry VI.*

And for eight pounds, etc. (same as preceding).

---

*Account of Thomas Challoner, etc.*

*Feb. 26, 22 Henry VI, to St. Michael, 23 Henry VI.*

And for six pounds for the farm of the Inn called Le Kynges hed in Flete Strete leased to John Gryswold as at eight pounds for the year.

---

APPENDIX X.

MINISTERS' ACCOUNTS.—SERIES I, No. 1137, BDLE. 10 [*cont.*].

*Account of Daniel Baughan, etc.*

*St. Michael 25 Henry VI to St. Michael 26 Henry VI [1447].*

And for eight pounds for the farm of the Inn called Le Kynges hed in Flete strete leased to Thomas Griswold for the term of — years, this year being the — year.

---

Similar accounts were rendered by Daniel Baughan from 27 Henry VI to 31 Henry VI, giving the name of Thomas Griswold as the leaseholder.

APPENDIX XI.

MINISTERS' ACCOUNTS.—SERIES I, No. 1137, BDLE. 10 [*cont.*].

*Account of Daniel Baughan, etc.*

*St. Michael 8 Edward IV to 9 Edward IV [1469].*

And for eight pounds for the farm of one Tavern of the lord in Flete strete called "Le Kynges Hed" so leased to John Dodington this year being the —, paying at the same terms —.

---

*Account of Rowland Ravensby, etc.*

Similar accounts were rendered by Rowland Ravensby from 14 Edward IV to 21 Edward IV, and by Rowland Ravensby and William Chevington (jointly).

---

*21 Edward IV to 22 Edward IV.*

By John Botiller for 22 Edward IV to 1 Richard III, all giving the name of John Dodington as the leaseholder.

---

APPENDIX XII.

MINISTERS' ACCOUNTS, HENRY VIII, 2108.

2 Richard III to 1 Henry VII [A.D. 1484].

*Holborn.*

Accounts of John Botiller custodian of the hall of the lord and collector of the rents from the feast of St. Michael Archangel in the second year of the late King Richard III until the same feast of St. Michael in the first year of the reign of the King Henry VII.

*Rents and  
farms in  
Flete Strete  
and Chaun-  
celers lane.*

— and for sixteen shillings of rent issuing from one tenement with appurtenances of John Brigges for this year as in the preceding, lying in Fletestrete; and for eight pounds of rent and farm for one tavern called Le Kyngs hed with the tenements annexed to the same lying towards the old temple as in the preceding accounts.

*Rents  
resolved.*

— and in decay of rent and farm of a tavern called Le Kynges hede in Fletestrete with appurtenances within charged at eight pounds in the hand of the lord beyond £4 9s. 2d. thereof levied this year—70s. 10d.

1 & 2 Henry VII [A.D. 1485].

*Holburn.*

Accounts of John Botiller custodian of the hall of the lord and collector of rents there, from the feast of St. Michael Archangel in the first year of the reign of the King Henry VII until the same feast of St. Michael in the second year of the reign of the same king.

*Rents in  
Chauncelers  
lane and*

— and for sixteen shillings of rent issuing from one tenement with appurtenances of John Brigges for this year lying in Flete strete as in the preceding; and for eight

*Flete strete.* pounds of rent and farm for one tavern called le Kyngs hedde with the tenements annexed to it lying towards the old temple as in the preceding accounts.

*Rents resolved.* The same accounts in rents resolved — to the collector of rent of the new Temple London for his acquittance 4s.

[*Similar account for Michaelmas 2 Richard III to  
1 Henry VII.*]

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### APPENDIX XIII.

#### MINISTERS' ACCOUNTS, HENRY VIII, 2108.

4 & 5 Henry VII [A.D. 1489].

*Holburn.* Account of John Botiller custodian of the Hall of the lord and collector of rents there from the feast of St. Michael Archangel in the fourth year of the reign of the King Henry VII until the same feast of St. Michael in the fifth year of the same king.

*Rents in  
Chauncers  
lane and  
Flete Strete.* — and for six pounds of rent and farm and one tavern called Le Kyngs hedde with the tenements annexed to the same lying towards the old temple so leased to John Grysseley for the term of ten years by indenture made between the lord and himself to support in all way repairs rent and charges belonging to the same at his own cost during his term aforesaid, for this the second year elapsed as appears by the indenture aforesaid; and for sixteen shillings of rent issuing from one tenement with appurtenances lately of John Brigges for this year lying in Flete strete as in the preceding accounts fully appears.



APPENDIX XIV.

ELY CATHEDRAL DOCUMENTS.

*Bishop Alcock's Register, f. 104.*

*November 14, 12 Henry VII [A.D. 1496].*

Indenture between John, Bishop of Ely, of the one part, and John Mordaunt, John Botiller, Richard Heigham, Humfry Conyngesby, John Yaplel and Robert Constable, sergeants at law, of the other part, witnesses that the aforesaid bishop has leased at farm to the said John Mordaunt and others all that messuage late called Grey's Place with cellars, solars, tenements and gardens with all their appurtenances situated and lying in the parish of St. Dunstan in the West in the Suburbs of London between one messuage called Clifford's Inn on the east and the lane called Chaunceler Lane on the west, and the messuage called The Rolles on the north and divers several tenements late in the tenure of — Danyngton and John Leman and the Dean of St. Stephan within the Palace of Westminster on the south. To hold for 60 years at no rent for first three years and then £4 a year.

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APPENDIX XV.

MINISTERS' ACCOUNTS, HENRY VIII, 2108.

*18 Henry VIII [A.D. 1527].*

*Holborne.*

Account of Edward Twyford collector of the rents and the custodian of the hall at the time aforesaid.

*Rents on the  
east and  
west side of  
the Hall of  
the Lord  
there with  
other rents  
and farms.*

—and for six pounds for the farm tavern called Le Kyngs Head in Fletestrete with tenements to the same annexed so leased to John Chester; and for sixteen shillings for rent issuing from the new tenement with appurtenances lately of John Brugges lying in Flete strete at the sign of the Peacock as in the account preceding.

## APPENDIX XVI.

ECCLESIASTICAL COMMISSIONERS OF ENGLAND, DOCUMENT NO. 95550, P. 133.

[TRANSLATION.] - -

*April 11, 18 Henry VIII* [A.D. 1527].

“ This indenture made between the reverend father in Christ, Nicholas, by divine permission Bishop of Ely, on the one part, and Thomas Brooke, citizen [and] merchant tailor of London and Alice his wife on the other part, witnesseth that the said Bishop demised and farm let to Thomas Brooke and Alice his wife all that capital tenement or messuage [called] “ Le King’s Head ” situated in the parish of St. Dunstan’s in Fleet Street in the suburb of London, *viz.*, between the tenement of Thomas Bell, tailor, in which the said Thomas Bell now lives and inhabits on the east and the lane called Chanterilayne on the west with all shops solars cellars — \* curtilages and other edifices belonging to the same tenement with their appurtenances [which] Dravethan Henry Daques R[o]chester and the said Alice had and occupied; also another tenement situated next to the aforesaid capital tenement on the one hand and the lane called Chancerylayne on the other hand lying together with the other tenement and annexed to the aforesaid capital tenement in the lane called Chancerilayne aforesaid between the aforesaid capital tenement on the South and the tenement in which Sir Thomas Gr[ay] Knt. lately inhabited on the north; to have and to hold the aforesaid capital tenement and other the premises together with the aforesaid tenement annexed and pertaining to the same capital tenement and all and singular their appurtenances to the beforenamed Thomas Broke and Alice his wife their heirs executors and assigns from the Feast of St. Michael the Archangel next following until the end and term of sixty years following and fully to be completed; yielding now by the year at the [usual] terms aforesaid to the said Bishop — \* six pounds at the four

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\* Space in original.

annual feasts, in the church situated at Ely, viz., at the Feast of St. Andrew the Apostle, the Annunciation of the Blessed Virgin Mary, the Nativity of St. John the Baptist, and St. Michael the Archangel in equal portions; and the aforesaid Thomas and Alice and their assigns well and sufficiently shall repair sustain and maintain the aforesaid capital tenement, also the four tenements aforesaid, in all things and by all things and make them defensible against wind and rain, as often and whenever need or necessity require, and at the end of their term aforesaid they shall surrender and deliver the aforesaid capital tenement also the four tenements aforesaid with their appurtenances well and sufficiently repaired; also the aforesaid Thomas and Alice shall pay — † and support at their own proper costs and [charges] all the quit rents due or — \* on the aforesaid capital tenement, also on the four tenements aforesaid with their appurtenances during the term aforesaid; and if it shall happen that the said annual rent of six pounds shall be in arrears in part or in whole after any feast of the aforesaid feasts in which payment is due, for the space of one month unpaid that then it shall be well lawful for the beforenamed Bishop and his successors to enter into the aforesaid capital tenement and also into the four tenements aforesaid with their appurtenances and any portions thereof and to distrain or lawfully to take, carry, lead away, remove, etc., and to retain to himself — \* so there taken until the aforesaid annual rent of six pounds shall be fully satisfied and paid And if the aforesaid annual rent of six pounds shall be in arrears in part or in whole after any feast of the aforesaid feasts on which it ought to be paid unpaid for a quarter of a year and nothing sufficiently — \* for the aforesaid rent can be found within the aforesaid capital tenement, that then it shall be well lawful for the beforenamed Bishop and his successors to re-enter into the aforesaid capital tenement with its appurtenances and any portions thereof, and to have again retain and possess, as in his first estate, the lease in any way, notwithstanding; and the aforesaid Bishop and his successors will warrant and defend the aforesaid capital tenement also the four tenements aforesaid with their appurtenances to the beforenamed Thomas Brooke and Alice his wife their heirs executors and assigns for the rent aforesaid and under the manner and form aforesaid against all men during the term aforesaid; in witness

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\* Space in original.

† Word illegible.

whereof the three parties to this indenture have put their seals, dated the eleventh day of April in the eighteenth year of the reign of Henry the Eighth aforesaid King of England; and we the Prior and Chapter of the Cathedral Church at Ely having considered the premises diligently and fully and after full deliberation approve of all and singular things contained in the said writing indented, and holding ratified and pleasing the deed and grant by our said venerable Prior as is premised, ratify it as far as in us lies and as it affects us."

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## APPENDIX XVII.

## RENTALS OF THE BISHOPRIC OF ELY.

*B. M. Add. Roll, 34274.*

*Michaelmas,*           Accounts from Michaelmas 2 Edw. VI to Michaelmas  
*1548 to*           3 Edw. VI. The 16th year of the consecration of Thomas  
*Michaelmas*       Goodrich, Bishop of Ely.  
*1549.*

*Holborn.*

							£	s.	d.
Farm of a tavern there called Le Kynges Heed in Fleyt									
Streyt with tenements annexed leased to Thomas Richard-									
son by indenture	...	...	...	...	...	...	6	0	0

---

## APPENDIX XVIII.

ECCLESIASTICAL COMMISSIONERS OF ENGLAND, DOCUMENT No. 95551, p. 225.

*December 17, 2 Edward VI [A.D. 1548].*

*Ely Rents in Holborne.*

This indenture made between Thomas, Bishop of Ely, and Christopher Fulnetby, of Downham, in the Isle of Ely, gentleman, witnesses that the said Bishop of Ely hath demised granted and to farm let — all those twenty-two tenements “lying in divers places of Holborne — and also all that his tenement or mansion place called the Sergeants Inn with the appurtenances in Chancery Lane in the parish of St. Dunstan’s in the West, set lying and being [between] the mansion place there called the Rolls on the north part and a tenement of the said Reverend Father called ‘the King’s Head’ on the south part, the one head whereof abutteth upon the King’s High Street called Chancery Lane towards the west and the other head abutteth upon a stone wall enclosing the ground called Clifford’s Inn towards the east.

“And also — his aforesaid tenement with the appurtenances called the King’s Head in Chancery Lane now in the tenure of Thomas Richards set lying and being between the mansion place aforesaid called Sergeants Inn on the north side and the King’s High Street called Fleet Street on the south side the one head whereof abutteth upon a tenement of William Pehen, grocer, on the east and the King’s High Street called Chancery Lane on the west. To have and to hold all the aforesaid tenements — and the tenement called the King’s Head in Chancery Lane with all and singular their appurtenances to the said Christopher Fulnetby his executors and assigns from the feast of St. Michael last past unto the end and term of eighty-one years fully to be completed and ended.”

Rent for — the tenement called the King’s Head £6 a year to be paid at the four usual terms of the year. Clause of distrain if rent is unpaid within six weeks, but if unpaid for twelve months the Bishop can “expel and put forth” the tenant.

The said Christopher Fulnetby, his executors and assigns, covenant to

repair, sustain and maintain the premises and the paving in the street and at the end of the said term to leave the premises and paving sufficiently repaired and paved.

Confirmed by Dean and Chapter, December 24, 2 Edward VI.

[A.D. 1548.]

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## APPENDIX XIX.

EXTRACT FROM THE WILL OF JOHN GENT, VINTNER, 1612.

[P. C. C. CAPELL 99.]

“To my loving brother Thomas Gent, vintner, £100, and £50 to each of his children. . . . To my cozen Sheffield Wallys, my late servannte, £50. To Thomas Myller, my late servannte, £40 . . . and out of the rents, etc., of my three messuages or tenements situate and beinge in Chancery Lane, London, now in the several occupations of Thomas Greenesell, Toby Mathews and Robert Meade, and out of the sheddes or shoppes adjoyninge to my messuage or tenement called the Kinges Head whiche sheddes or shoppes are now in the severell tenures of Henrye Legg, Ralphe Prescottt, John Gorge, Tobye Berrye, Samuel Hutchin, Agnes Hall, widdowe, Rose Dawson, widdowe, and Richard Harman. . . .” He appoints his sister, Joane Barker, executrix, and leaves to her “all that messuage or Tavern nowe called the Kings Head in Fleete Streete now in my owne occupation and all the shoppes or sheddes to the same adjoyninge and also the three messuages in Chancerie Lane in or neare Flete Street.”

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## APPENDIX XX.

ECCLESIASTICAL COMMISSIONERS OF ENGLAND, DOCUMENT NO. 95553, p. 13.

*January 21 [sic], 18 James I [A.D. 1620-1].*

*King's Head in Chancery Lane, London.*

Indenture made between Nicholas, Bishop of Ely, of the one part, and Joan Barker, widow, late wife of John Barker, of London, gentleman, deceased, of the other part, witnesses that the said Bishop of Ely has demised, granted, and to farm let to Joan Barker and her assigns, all that tenement with appurtenances called "The King's Head" in Chancery Lane sometime in the tenure of Thomas Richards and his assigns lying between the mansion place called Sergeants Inn in Chancery Lane in the parish of St. Dunstan's in the West on the north side and the King's High Street called Fleet Street on the South, the one head thereof abutting upon a tenement sometime of William Pehen, grocer, on the east, and the King's High Street called Chancery Lane, London, on the west; and all and singular the messuages, houses, tenements and hereditaments with their appurtenances heretofore by Thomas, sometime Bishop of Ely, and by indenture dated December 17, 2 Edward VI, demised unto Christopher Funetby, alias Fullnetby, at the yearly rent of six pounds per annum; and all and every the houses, tenements and premises or any part thereof as at any time since the said lease it may have been divided, altered or converted into, and all and singular the buildings and edifices whatsoever thereupon made, erected or being with their and every of their appurtenances; to have and to hold the said messuage — to the said Joan Barker and her assigns from the making thereof for and during the term of twenty-one years; yielding and paying therefor yearly during the said term at or within the now mansion house of the Bishop of Ely, situate and being in the parish of St. Andrew in Holborn, Co. Middlesex, the yearly rent of six pounds to be paid four times a year in even and equal portions.

Clauses of re-entry in default of rent and for repair.



APPENDIX XXI.

ECCLESIASTICAL COMMISSIONERS OF ENGLAND, DOCUMENT NO. 95554, P. 1.

*November 3, 4 Charles I [A.D. 1628].*

*King's Head in Chancery Lane.*

Indenture between John, Bishop of Ely, and John Barker, of London, gentleman, witnesses that the Bishop, in consideration of a surrender by the said John Barker of a lease heretofore made and granted by Nicholas, late Bishop of Ely, of the messuage or tenement with the appurtenances hereunder expressed to be demised bearing date January 31 [*sic*], 18 James I, to Joan Barker, widow of John Barker, of London, gentleman, deceased, late mother of the said John Barker, party to these presents for the term of divers years yet to come, has demised to John Barker all the tenement called "The King's Head" in Chancery Lane, late in the tenure of the said Joan Barker and now in the tenure and occupation of the assigns or tenants of the said John Barker, party to these presents, lying between the mansion house called Sergeants Inn on the north side and the King's High Street called Fleet Street on the south side, one head abutting upon a tenement sometime of William Pehen, grocer, and now in the tenure or occupation of Elizabeth Cook, widow, on the east side, and Chancery Lane on the west side; to have and to hold for twenty-one years from thenceforth, at a yearly rent of six pounds.

Clauses of re-entry in default of rent and for repair.

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APPENDIX XXII.

ELY CATHEDRAL DOCUMENTS, D. 6, 1632 TO 1641.

*Annunciation, 1632.*

County of Middlesex.

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The Kings Head in Chancerie Lane.

John Barker, gentleman ...	...	...	...	1.	£10	0	0
----------------------------	-----	-----	-----	----	-----	---	---

*March, 1632.*

County of Middlesex.

Kings Head in Chancerie Lane.

Mr. John Parker, gentleman [ <i>sic</i> ]	...	...	1.	£10	0	0
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*Annunciation, 1633.*

County of Middlesex.

John Barker.

Michaelmas, ditto.

Annunciation, ditto; to Michaelmas 1636.

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APPENDIX XXIII.

ECCLESIASTICAL COMMISSIONERS OF ENGLAND, ELY LEASES, No. 526.

*Matthias, Lord Bishop of Ely, to Mr. Hugh James.*

*For three lives.*

October 13,      THIS INDENTURE made the Thirteenth Day of October in  
1770.      the Year of our Lord One Thousand seven hundred and  
seventy and in the Tenth Year of the Reign of our Sovereign  
Lord George the Third by the Grace of God of Great Britain  
France and Ireland King Defender of the Faith and so forth.  
BETWEEN the Right Reverend Father in God Matthias by  
divine permission Lord Bishop of Ely of the one part and  
Hugh James of the parish of Saint Dunstan in the West  
London grocer of the other part WITNESSETH that the said  
Matthias Lord Bishop of Ely as well for and in consideration  
of the Surrender and yielding up unto the said Lord Bishop  
of Ely by him the said Hugh James of a Lease heretofore  
made and granted unto Elizabeth Bagnall of New Windsor in  
the County of Berks Widow and Executrix of Gibbons  
Bagnall Esquire deceased by Robert late Lord Bishop of Ely  
of the Messuage or Tenement hereafter in these presents  
mentioned to be demised bearing Date the Seventh Day of  
May in the Year of our Lord One thousand seven hundred  
and forty three as also for and in consideration of the Rents  
and Covenants hereafter in and by these presents reserved and  
specified and for divers other good Causes and Considerations  
him thereunto especially moving HATH demised granted and  
to Farm letten and by these presents DOTH for himself and  
his Successors demise grant and to Farm let unto the said

Hugh James his Heirs and Assigns ALL that his Tenement with the Appurtenances commonly called or known by the Name of the King's Head Tavern in Chancery Lane London heretofore in the Tenure or Occupation of Gibbons Bagnall since of Samuel Salt Vintner and late of Thomas Walker Vintner and now in the Tenure or Occupation of the said Hugh James or his Copartners situate and being between the Mansion Place called Serjeants Inn in Chancery Lane afore-said on the North side and the King's High Way called Fleet Street on the South side The one Head whereof abutteth on a Tenement heretofore of Francis Larkin pewterer since of Thomas Edwards Pastry Cook and now of the said Hugh James on the East and the other Head abutteth on the King's High Street called Chancery Lane on the West and all and singular the Messuages Houses and Tenements with their and every of their Appurtenances heretofore by the said Robert Lord Bishop of Ely demised or granted to the said Elizabeth Bagnall and all and every the Houses Tenements Cellars and Shops into which the said Messuage or Tenement and premises or any part thereof hath been at any time heretofore or since the said Lease or now is Divided altered or converted And all and singular the Houses Edifices and Buildings whatsoever thereupon made erected or built or hereafter to be made erected or built with their and every of their Appurtenances four of which said Messuages or Tenements and premises the said Hugh James hath lately pulled down and is now erecting and building on the Ground whereon the same stood one or more brick Messuages or Tenements To HAVE AND To HOLD the said Messuage or Tenement Erections and Buildings now or at any time heretofore erected and built and all and singular the premises with their and every of their Appurtenances whatsoever to the said *Hugh James* his Heirs and Assigns for and during the natural Lives of Emely James Daughter of the said Hugh James aged six years or thereabouts of Samuel Chambers aged Seven Years or thereabouts and of Henry Abraham Chambers aged five years or there-

abouts both sons of Abraham Chambers of Bond Street in the County of Middlesex Esquire and for and during the Life of the longest Liver of them YIELDING AND PAYING therefor yearly and every year during the said Term hereby granted unto the said Matthias Lord Bishop of Ely and his Successors at or in the Mansion House of the said Matthias Lord Bishop of Ely and his Successors situate in Holborn in the County of Middlesex commonly called Ely House the yearly Rent of Six pounds of Lawful Money of Great Britain at the four most usual Feasts in the year that is to say at the Feast of the Birth of our Lord Christ commonly called Christmas Day the Feast of the Annunciation of the Blessed Virgin Mary commonly called Lady Day the Feast of the Nativity of Saint John the Baptist commonly called Midsummer Day and the Feast of Saint Michael the Archangel commonly called Michaelmas Day by even and equal portions without Deduction or Defalcation of any Sum or Sums of Money ordinary or extraordinary set or improved or hereafter to be set or improved on the premises or any part thereof by any Act or Acts of Parliament or any other Power or Authority whatsoever either for the King Church City or Parish PROVIDED always that if it shall happen the said yearly Rent of Six pounds or any part thereof to be behind or unpaid in part or in all by the Space of Eight and twenty Days next after any of the said Feasts or Days of payment wherein the same ought to be paid being lawfully demanded at the place before limitted and appointed for payment thereof as aforesaid that then and from thenceforth after every such Default of payment as aforesaid it shall and may be lawful to and for the said Matthias Lord Bishop of Ely and his Successors into the said premises or any part thereof wholly to re-enter and the same to have again repossess and enjoy as in his or their former Estate anything hereinbefore contained to the contrary notwithstanding AND the said Hugh James for himself and his Heirs and Assigns and for every of them doth Covenant promise and grant to and with the said Matthias Lord Bishop



of Ely and his Successors That He the said Hugh James his Heirs and Assigns shall and will at all times hereafter during the continuance of this present Demise when and as often as Need shall be and require at his and their own proper Costs and Charges well and sufficiently repair uphold maintain keep and Amend all and singular the Houses Edifices Buildings pavements and pavings in the Streets and premises whatsoever in and by these presents demised and every part and parcel thereof and all and singular the Tenements Houses and Buildings now being and every part and parcel thereof pavements and Pavings in the Streets aforesaid so well and sufficiently repaired paved amended kept and maintained shall and will leave and yield up unto the said Matthias Lord Bishop of Ely and his Successors in the End of the said Term or other sooner Determination of this present Demise AND the said Matthias Lord Bishop of Ely for himself and his Successors Doth Covenant promise and grant to and with the said Hugh James his Heirs and Assigns by these presents That He the said Hugh James his Heirs and Assigns for and under the yearly Rent hereinbefore reserved and for and under the performance of all the Covenants before expressed shall and may at all times hereafter during the present Demise peaceably and quietly have hold and occupy possess and enjoy all and singular the said Houses and Tenements now built in and upon the Premises with their and every of their Appurtenances without the Let Suit Trouble Eviction or Disturbance of him the said Matthias Lord Bishop of Ely and his Successors or any other person or persons whatsoever any thing having or lawfully claiming by from or under him them or any of them according to the true purport Intent and Meaning of these presents any other Gift Grant Lease or Demise of the premises or any part thereof heretofore made by the said Matthias Lord Bishop of Ely to any other person or persons to the contrary notwithstanding AND the said Hugh James for himself his Heirs and Assigns and for every of them DOth hereby Covenant grant and agree to and with the said Matthias Lord

Bishop of Ely and his Successors That he the said Hugh James his Heirs Executors Administrators or Assigns some or one of them within three Months next after the Death and Deaths of them the said Emely James Samuel Chambers and Henry Abraham Chambers and of every or any of them respectively shall and will give or cause to be given Notice in Writing unto the said Matthias Lord Bishop of Ely and his successors at his Mansion House in Holborn aforesaid at the several Death or Deaths of them the said Emely James Samuel Chambers and Henry Abraham Chambers or in Default of such Notice so as aforesaid to be given That then the said Hugh James his Heirs and Assigns shall and will forfeit and pay or cause to be paid unto the said Matthias Lord Bishop of Ely and his Successors for every such Default of not giving Notice as aforesaid of the respective Death and Deaths as aforesaid the Sum of Twenty pounds of Lawful Money of Great Britain to be taken by Distress upon the premises or any part thereof as often as the same shall become forfeited due and payable AND LASTLY the said Matthias Lord Bishop of Ely Hath constituted ordained and appointed and Doth by these presents for himself and in his Name place and stead put his Trusty and well beloved Friend George Andree of Staple Inn London Gentleman his true and lawful Attorney for him and in his Name place and stead to enter into and upon the said Messuage or Tenement with the Appurtenances before demised or into and upon any part or parcel thereof in the Name of the whole and possession and Seizin thereof and every or any part or parcel thereof in the Name of the whole to take and after such possession and Seizin thereof so had and taken the like Quiet and peaceable possession and Seizin thereof or any part or parcel thereof in the Name of the whole to give and deliver to the said Hugh James or to his certain Attorney to be in that behalf lawfully authorized To Hold to him the said Hugh James his Heirs and Assigns according to the purport true Intent and Meaning of these presents IN WITNESS whereof the parties aforesaid to these

( 63 )

presents their Hands and Seals interchangeably have put the Day and Year first above written.

(Signed and sealed)      HUGH JAMES.

Sealed and Delivered (being first duly stamped) } J. WARREN.  
in the Presence of } GEO. ANDREE.

.....

## APPENDIX XXIV.

ALEXANDER MAXWELL.

*(A Note by W. Harold Maxwell.)*

ALEXANDER MAXWELL was born in 1776. He states that his father's family is to be traced to some part of Scotland.

In 1802 he was at the corner of Fetter Lane, Fleet Street. In 1806, with his partner, Walter Wilson, he took a shop at Mewsgate, Charing Cross. In 1808 and 1809 he and his partner were at Skinner Street, Snow Hill, as book auctioneers and booksellers.

The firm was not in the 1810 Directory. In January, 1811, he was at 21, Bell Yard, and appears to have dissolved partnership with Mr. Wilson, who, by the way, was a barrister of the Middle Temple and author of "Memoirs of the Life and Times of Daniel Defoe" and of a "History and Antiquities of Dissenting Churches and Meeting Houses in London."

At first his business was not confined to law publishing, for he purchased a sixth share of "Sarratt on Chess" at a sale at the London Coffee House in November, 1812. He also owned a share in "Henry's Bible" and doubtless other books.

He was still at No. 21 in 1822, and I do not know when he removed to No. 32, but he was there in 1830, and was then Law Bookseller to His Majesty, holding a Royal Warrant. About that time his son William joined him.

He published a number of works on religious and controversial questions of the day. Among the law books issued by him were "Smith's Leading Cases" (about which there was a lawsuit, details of which will be found in Samuel Warren's "Miscellanies"), "White and Tudor's Leading Cases in Equity," Samuel Warren's "Law Studies," the "Legal Observer," and "Paley on Summary Convictions," which last-named book is the only survivor of those issued by all the law booksellers in conjunction—Sweet & Maxwell, Stevens & Sons, and Butterworth & Co. all possessing a share in the copyright.

He was a Hebrew, Greek, and Latin scholar, and with Mr. Butterworth taught Andrew Reed Hebrew (*vide* "Life of Andrew Reed").

His chief interest appears to have been centred in his religion, and

from this he was led to a study of philosophy, science, astronomy, and the occult. He was also an accomplished musician.

He was attached to the Congregational denomination and was evidently a frequent preacher, as I possess a MS. sermon, numbered 90, which notes on the back show was preached at fourteen chapels around London. There is a tradition with us that one hot Sunday, as he was riding out to preach somewhere, his horse walked into a splash pond and refused to walk out again, with the result that the congregation waited in vain for the preacher.

He corresponded with Edward Irving, and was to the fore in doctrinal disputes.

In 1818 he wrote and published "Plurality of Worlds, or Letters, Notes and Memoranda occasioned by 'A Series of Discourses in the Christian Revelation viewed in connection with the Modern Astronomy, by T. Chalmers.'" A second and enlarged edition was published in 1820. I have a long letter from Lord Kenyon commending the book.

In 1822 he translated into English Catcott's "Antient Principles of the True and Sacred Philosophy as lately explained by J. Hutchinson."

In some way he became acquainted with the writings or doctrines of Emanuel Swedenborg. He studied them with a view to refuting them, but became a convert and entered the New Church in 1826. He was the author of a book, published anonymously, entitled "Swedenborg *versus* Berkely, Kant and Coleridge," and he translated two of Swedenborg's works.

He died in 1849.

William Maxwell, with his son William Alexander Maxwell, continued the business at No. 32, Bell Yard until the house was pulled down for the Law Courts, when they removed to 29, Fleet Street. But in 1883 they rebuilt No. 8, Bell Yard, and the business was carried on there until it was amalgamated with H. Sweet & Sons in 1889. When the housebreakers demolish No. 8 they will find under the foundation stone a bottle of champagne, some coins of the realm, and a paper signed by, among others, the late Lord Justice Romer, who was a friend of the family.

William Maxwell died in 1882, and my father, William Alexander Maxwell, in 1928, having been connected with the business for nearly seventy years.



## APPENDIX XXV.

SOME PUBLICATIONS BY THE FIRMS OF SWEET AND MAXWELL.

	1st Edition.
Parker's Exchequer Reports ... ..	1800
Woodfall's Landlord and Tenant ... ..	1803
Paley on Convictions ... ..	1814
Russell on Crimes ... ..	1819
Coote on Mortgages ... ..	1821
Archbold's Criminal Pleading ... ..	1822
Chitty on Contracts ... ..	1826
Roscoe on Evidence at Nisi Prius ... ..	1827
Chitty's Statutes ... ..	1828
Byles on Bills ... ..	1829
Jervis on Coroners ... ..	1829
Williams on Executors ... ..	1832
Roscoe on Criminal Evidence ... ..	1833
Smith on Mercantile Law ... ..	1834
Hayes and Jarman's Forms of Wills ... ..	1835
Smith's Leading Cases ... ..	1837
Lewin on Trusts ... ..	1837
Gale on Easements ... ..	1839
Jarman on Wills ... ..	1841
Williams on Real Property ... ..	1845
Broom's Legal Maxims ... ..	1845
Cripps' Church and Clergy ... ..	1845
Davidson's Concise Precedents in Conveyancing ... ..	1845
Williams on Personal Property ... ..	1848
Taylor on Evidence ... ..	1848
Arnould on Marine Insurance ... ..	1848
Best on Evidence ... ..	1849
Bythewood and Jarman's Conveyancing Precedents ... ..	1849
White and Tudor's Leading Cases in Equity ... ..	1849
Russell on Arbitration ... ..	1849

## INDEX.

- Andree, George, 62—3  
 Atkins, Sir Edward, 17  
 —, Robert, 17  
 Auld, Alexander, 27
- Bagnall, Anne, 20—2  
 —, Elizabeth, 20, 22, 58—9  
 —, Gibbons, 19—22, 58—9  
 —, Mary, 21—2  
 Barclays Bank, Ltd., 34  
 Barker, Elizabeth, 17—8  
 —, Francis, 17—8  
 —, Joan, 11, 54—56  
 —, John, 11—2, 18, 55—7  
 —, Joseph, 25, 30  
 Baughan, Daniel, 44—5  
 Beaumont, Roger de, Earl of Leicester, 1  
 Bell, Thomas, 49  
 Bell Yard, Nos. 8 and 32: 65  
 Berrye, Tobye, 54  
 Bishops of Ely:  
   John Alcock, 8; Thomas Arundel, 39—  
   41; John Buckeridge, 56; Robert Butts,  
   20; Nicholas Felton, 55—6; William  
   Fleetwood, 19; Thomas Goodrich, 10, 20,  
   52—3, 55; William de Kyrkeby, 3;  
   Benjamin Laney, 17; Matthias  
   Mauson, 22, 58, 60—2; Hugh de  
   Northwold, 2, 37—8; Francis White,  
   12; Matthew Wren, 14; Nicholas  
   Wren, 9, 11, 49  
 Blund, William, 2, 37  
 Botiller, John, 8, 45—8  
 Bradbury, William Hardwick, 33  
 Brewere, John, 4, 40  
 Brian, 7, 43
- Bridges, John William, 26  
 Briggs, John, 46—8  
 Briton, John 3, 4  
 Brook, Broke, Browke, Thomas, 9, 10,  
   49, 50  
 —, Alice, 9, 49  
 Brooke, Samuel, 33  
 Bukton, John de, Prior of Ely, 39  
 Butterworth & Co., 64
- Camp, Hannah, 28  
 Carr, John, 19  
 Cartere, John, 5  
 Chadwell, Mary, 13  
 Challoner, Thomas, 44  
 Chambers, Abraham, 23—4, 29, 60  
 —, Edmund, 23  
 —, Henry Abraham, 23, 59, 62  
 —, Samuel, 59, 62  
 Chesney, Robert de, Bishop of Lincoln,  
   1, 2, 36  
 Chester, John, 8, 9, 48  
 Chevington, William, 45  
 Cheyne the justiciar, 42  
 Chichester, Bishop of, 4  
 Clark, George Edward, 32  
 Clark's College, 32  
 Clarke & Sons, William, 33  
 Clifford, de, Lord, 39  
 Clifford's Inn, 2, 3  
 Colby, Coleby, John, 14  
 Constable, Robert, 48  
 Converts, House of, 39  
 Conyngesby, Humfry, 48  
 Cook, Elizabeth, 56  
 Cowley, Abraham, 11

Cozens, William, 31  
Crofts, Robert, 15

Danyngton, 8, 48  
Dawson, Rose, 54  
Dick, —, 27  
Dodington, John, 8, 45  
Dogebrook, The, 38

Edward I, 3  
Edwards, Thomas, 59  
Ely Palace, Holborn, 3

Farman, William, 6, 42  
Farringdons Inn, 5, 42  
Faryngdon, Sir Robert de, 5  
Fleet Street, 1, 3, 5, etc.  
—, No. 29: 65  
Frere, Robert, 42  
Fulnethy, Christopher, 10, 53, 55

Garendon, Abbot of, 3, 5, 6, 42  
Gent, John, 11, 54  
Girdlers' Company, 26  
Gorge, John, 54  
Gray, Jr., Robert, 26, 30  
—, Sir Thomas, 49  
Green Ribbon Club, 18  
Greenesell, Thomas, 11, 54  
Grey's Place, 48  
Gryseley, John, 8  
Gryswold, John, 7, 44  
—, Thomas, 7, 44

Hall, Agnes, 54  
Harman, Richard, 54  
Harpour, Robert, 7  
Hedgebutt, Hudgebutt, John, 19, 20  
Heigham, Richard, 48  
Henry I, 1  
— II, 36  
— III, 2

Hodgson, Barnard, 25  
—, Edmund, 24—5, 29—31, 34  
—, Henry Hill, 25, 34  
Hodgson & Co., 24  
Holborn Bars, 1  
Horton, Richard, 42  
Hutchin, Samuel, 54  
Hyde, Edward Forester, 32

Innes, Jones, Innes & Slade, 25.  
Irkman, Walter, 42  
Irving, Edward, 65

Jackanapes Alley, 16  
James, Emely, 23, 59, 62  
—, Hugh, 20, 22—4, 29, 58—63  
—, Thomas, 27  
Joyce, Samuel, 26

Kaineto, Robert de, Bishop of Lincoln,  
2, 36  
Kent, Ann, 12—3  
—, Thomas, 12—3  
Kenyon, Lord, 65  
Kilburn, Priory of, 8  
King's Head Tavern, 3, etc.  
Knights Templars, 1, 2  
Knowles, James Thomas, 31

Laborer, John, 7  
Lacy, Richard de, 2, 37  
Lancaster, Joseph, 27  
Langham, William, 7  
Larkin, Francis, 59  
Le Cage, 4  
Legg, Henry, 54  
Leman, John, 8, 48  
Living, A & M., 26  
—, E. & Co., 26  
London & South Western Bank, Ltd., 34  
London Restaurant, The, 31  
Lyndeseye, Richard, 6, 42

- Manby, Thomas, 43—4  
 Manwood, Thomas, 14  
 Markinfield, Henry, 18  
 Marshall, John, 12  
 Mart, William, 14, 16  
 Mathews, Toby, 11, 54  
 Maxwell, Alexander, 64  
 —, William Alexander, 33, 65  
 Maxwell & Son, William, 33, 64—5  
 Meade, Robert, 11, 54  
 Merchant Taylor's Company, 10  
 Middleton & Innes, 24  
 Mordaunt, John, 8, 48  
 Morris, Henry, 12—3  
 Muskham, Robert de, 4, 39—41  
 Myller, Thomas, 54
- Neketon, Ralph de, 2, 38  
 New Street, 1—3, 38  
 Nicol, Emma, 27  
 —, Jane, 27—8  
 North, Francis, Baron Guilford, 16  
 North, Hoare, Nanson & Simpson, 20,  
 24—5  
 —, Roger, 16, 18  
 Nunes, Benjamin Phineas, 26
- Palmer, Joseph, 27  
 Parsons, Bartholomew, 15—6  
 Partridge & Cooper, Ltd., 31—2  
 Pattison, Robert, 11  
 Paul, Mathew, 6, 7, 42—3  
 Pawlet, George, 15, 23  
 Pawley, Paulet, Robert, 15—6, 24  
 Peacock, Sign of the, 3, 5—7, 9  
 Pehen, William, 53, 55—6  
 Pepys, Samuel, 13  
 Pewterers' Company, 10  
 Pheney, R., 34  
 Pizey, William, 26—7  
 Prescott, Ralph, 54  
 Price, James, 27
- Ravensby, Roland, 45  
 Redhouse, Henry, 11  
 Reed, Andrew, 64  
 Reginald the Chamberlain, 2, 7, 35  
 Richards, John, 34  
 —, Thomas, 10, 53, 55  
 Robert, 2, 35  
 Robinson, Thomas, 26  
 Rochester, Dravethan Henry Daques, 9,  
 49  
 Rolls, The, 53  
 Romer, Lord Justice, 65
- St. Dunstan's-in-the-West, 2, etc.  
 St. John of Jerusalem, Knights of, 1  
 St. John's Head, Lincoln's Inn, 17  
 St. Stephen's, Dean of, 8, 48  
 Salt, Anne, 19  
 —, Samuel, 19, 20, 59  
 Sawyer, Frederick, 32  
 Scarle, Sir John, 5  
 Scarle's Inn, 5  
 Selby, William, 25—6  
 Serjeants Inn, 4, 8, 14—6, 23, 30—1, 53,  
 55—6, 59  
 Shaftesbury, Earl of, 18  
 Shepherd, Henry, 14—5  
 Shields, William, 15  
 Simon the Clerk, 37  
 Skourer, John, 7  
 Southwood, Benjamin, 15—6  
 Stationers' Company, 11, 14  
 Stevens & Haynes, 34  
 Stevens & Sons, 33, 64  
 Stone Buildings, 1  
 Strype, 3  
 Sweet, Charles, 32  
 —, Edward William, 32  
 —, George, 32  
 —, Henry, 29, 30, 32—3, 65  
 —, Stephen, 25—8, 32  
 Sweet & Maxwell, Ltd., 27, 29, 33—4, 64  
 Sykes, John, 26

Taft, Humphrey, 15—6  
Temple, Master of the, 7  
——, New, 7, 47  
——, Old, 2  
Thompson, Nathaniel, 16  
Tonson, Jacob, 24  
Trinity House, 13

Vintners' Company, 18  
Vynor, Adam, 4

Walker, Thomas, 20, 59  
Wallys, Sheffield, 54  
Ward, Charles, 26  
Weddell, Thomas, 18  
Westminster, Abbot of, 1  
Wilkinson, Christopher, 17—8  
Wilson, Lewis, 12—3  
——, Walter, 64  
Wren, Thomas, 14, 17  
  
Yaplel, John, 48  
Ylbolde, William, 38







## HISTORY IN A SITE.

### SOUTH-EAST CORNER OF CHANCERY LANE.

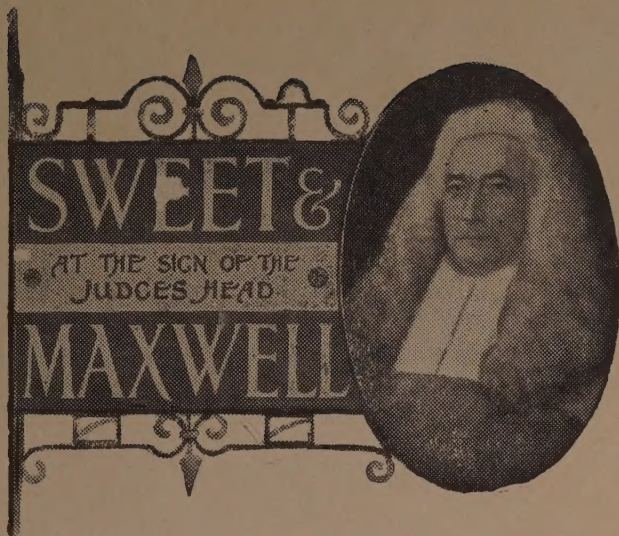
It is interesting to follow the history of almost any site in the heart of London, for building after building upon it will be found to have had its day and ceased to be.

Such a site is the south-east corner of Chancery Lane, partly occupied by Sweet and Maxwell, law publishers, who have issued a little book about it, by Mr. R. T. Sayle. The story begins with the foundation in 1119 of the Order of the Knight Templars, who in 1128 established themselves in London on ground granted to them by Henry I., situated on what is now known as Holborn Bars and Chancery Lane. By 1162 the Order had grown so rich that it had to get larger premises in Fleet Street, and disposed of its Holborn property to the Bishop of Lincoln. The Knights of the Temple then constructed a thoroughfare through their property from Holborn to Fleet Street.

Seventy years later the property came into the possession of the Bishops of Ely, who held it until 1852, when this particular site was taken over by the Ecclesiastical Commissioners.

One of the first buildings on the site facing Fleet Street was a tavern, The King's Head, erected in the fourteenth century. It stood for more than three centuries, during which it was the scene of a good deal of history. About 1674 it was the headquarters of the Green Ribbon Club, founded by the Earl of Shaftesbury for supporting the Court and Government of that time, and some time before that a bookseller's shop, "At the Sign of the Bible," had occupied part of the site. Towards the end of the eighteenth century the tavern, which had fallen into decay, was converted into a large dwelling-house with a shop.

Sweet and Maxwell became connected with the site before the beginning of the nineteenth century, when Stephen Swift, law bookseller, had his shop there. In 1852 the Ecclesiastical Commissioners granted an eighty years' lease to Edmund Hodgson, the auctioneer, who erected the well-known present building, which at one time housed upstairs Sawyer's famous restaurant. Hodgson's son sold the remainder of his lease to the London and South-Western Bank, who purposed establishing a branch on the corner site, but as the bank was absorbed by Barclays, who already had a branch in Fleet Street, they disposed of the lease of the entire building to Sweet and Maxwell, who have been connected with the site for 130 years.



1m Bullard

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